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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

November 22, 2019

Erin Ottenbreit
CSL Rochester Master Operator, LLC
Suite 300
1450 West Long Lake
Troy, MI 48098

RE: Application #: AH630387151
Cedarbrook Of Rochester
790 Letica Drive
Rochester, MI 48307

Dear Ms. Ottenbreit:

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 85 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 blue ink, appearing to read "Elizabeth Gregory-Weil".

Elizabeth Gregory-Weil, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(810) 347-5503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630387151
Licensee Name:	CSL Rochester Master Operator, LLC
Licensee Address:	Suite 300 1450 West Long Lake Troy, MI 48098
Licensee Telephone #:	(248) 583-6020
Authorized Representative/ Administrator:	Erin Ottenbreit
Name of Facility:	Cedarbrook Of Rochester
Facility Address:	790 Letica Drive Rochester, MI 48307
Facility Telephone #:	(248) 583-6020
Application Date:	03/02/2017
Capacity:	85
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

03/02/2017	On-Line Enrollment
03/10/2017	Application Incomplete Letter Sent 1326Aupdate/Jean.
03/10/2017	Contact - Document Sent Code&Rules.
03/10/2017	Plan Review Request (AH ONLY)
03/10/2017	Contact - Document Sent 1605,979,instructnl ltr.
03/30/2017	Application Incomplete Letter Sent
04/04/2017	Plan Review Received BFS160271-Final-New home for the aged facility
04/26/2017	Contact - Document Received Received BCAL-1326A for Jean Brace
07/14/2017	Construction Permit Received Received PERMIT FOR CONSTRUCTION PERMIT: 20170037-P1 ISSUED: JUNE 29, 2017 EXPIRED: JUNE 29, 2018 Description of Project "This project involves the construction of a new 6 story building. The 2nd and 3rd floors will be a licensed 69 bed Home for the Aged."
08/30/2017	Contact - Document Received Received Application info. Update to change licensee information
03/22/2018	Plan Review Received BFS160271-Modification-Sprinkler-Install standpipes and sprinklers at facility
09/26/2018	Inspection Completed-Fire Safety : D Disapproved Paul Benedict BFS 160271 New 2 Floor HFA
07/26/2019	Contact - Telephone call received Voicemail received from Erin Ottenbreit wanting to schedule onsite inspection.

07/29/2019	Contact - Telephone call made Returned phone call to Ms. Ottenbreit informing her of all outstanding items needed prior to onsite inspection. Ms. Ottenbreit was unaware of any outstanding items. LARA will resend application incomplete letter.
07/29/2019	Application Incomplete Letter Sent Emailed to Ms. Ottenbreit as she was recently assigned to this project and was unaware of first letter sent on 3/30/17.
07/29/2019	Comment Per area manager Russ Misiak, staff member Barbara Zabitz assigned to policy and procedure review.
09/05/2019	Contact - Telephone call received Telephone call received from "Debbie" at Cedarbrook Senior Living wanting to schedule an onsite for their original license. Informed Debbie that policies and procedures have not been approved, BFS and HFES approval also needed. Debbie wanted an update to policy and procedure review and I advised she contact staff person Barbara Zabitz, as she is completing the policy and procedure review.
09/10/2019	Contact - Document Received Email received containing letter of attestation, BCAL 1606 form, administrator resume, floor plan, management agreement, HFES facility transmittal sheet
09/10/2019	Inspection Completed-Fire Safety : A Received 9/10/19, inspection completed on 8/7/19 by fire inspector Paul Benedict
09/10/2019	Occupancy Approval (AH ONLY) opening survey HFES PROJECT: # 20170037, survey date 8/8/19, report date 9/3/19 by Pier-George Zaroni, PE
10/17/2019	Comment B. Zabitz met with E. Ottenbreit AR and other facility staff for document review.
11/01/2019	Comment All documents approved per B. Zabitz with R. Misiak oversight
11/19/2019	Inspection Completed Onsite

11/19/2019	Inspection Completed BCAL FULL Compliance
11/19/2019	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Cedarbrook of Rochester is an 85 bed home for the aged that offers assisted living and memory care services. The home for the aged is located within a larger facility that houses several floors of unlicensed, independent living apartments with some shared amenities within the building.

Upon entering the facility, visitors and guests are greeted by a concierge desk that is occupied daily from 8:00am-9:00pm. After concierge hours, visitors must utilize the call button similar to a doorbell in the vestibule to notify staff in order to gain entrance. The first floor contains four independent living apartments and shared common spaces such as an activity space, beauty salon, café, dual purpose theater and chapel, fitness center, pub and seating area as well as staff offices and work spaces. Meals are prepared on-site in the commercial kitchen which has been licensed by the Oakland County Health Department. The meals are prepared in the centralized kitchen will be transported in warming units to the homes for the aged residents.

The second and third floors of the facility house the home for the aged residents. The second floor is known as the “Affirmations” memory care unit and is secured with a key fob system to enter and exit the unit. The memory care unit consists of 35 apartments and offers studio and one-bedroom floor plans. Memory care apartments are outfitted with a bathroom that has a toilet, sink, cabinetry, linen closet and a walk-in shower with grab bars and bench seating. The memory care unit has 42 licensed beds with seven rooms offering double occupancy (room # 203, 211, 212, 215, 228, 231 and 232).

The third-floor general assisted living area consists of 36 apartments and offers studio and one-bedroom floor plans. General assisted living apartments are outfitted with a kitchenette containing a sink, refrigerator, microwave and have cabinet and counter space. Assisted living bathrooms all contain a toilet, sink, linen closet and a walk-in shower with grab bars and bench seating. The third floor consists of 43 licensed beds with seven rooms offering double occupancy (room # 303, 311, 312, 315, 329, 332 and 333).

Residents have the option to bring in their own furniture if they desire, so long as it meets fire safety requirements. If residents do not bring their own furniture, the

facility will provide a twin bed, nightstand and wardrobe space. All apartments are wired for cable and internet services and contain individually controlled thermostats. Memory care apartment thermostats are covered so that staff can ensure temperatures within a safe and comfortable range. For safety purposes, all windows throughout the facility contain stoppers which only allow them to open a few inches. Each resident suite is outfitted with a call system that summons staff for assistance by means of pull cords located in each bedroom and bathroom. Residents also wear call pendants and when activated, provide an alert notification to staff phones that are carried on their person and go to the nurses' station and concierge desk.

The facility has an emergency generator that is compliant with MCL 333.21335. Per Erin Ottenbreit (appointed administrator and authorized representative), the generator kicks on within four seconds of a power outage and fully powers all services and functions within the facility.

The facility is outfitted with approved fire suppression systems throughout the building. On 8/7/2019 the Bureau of Fire Services granted an acceptable fire safety certification.

CSL Rochester Master Operator, LLC is the licensee of Cedarbrook of Rochester and has entered into a management agreement with CSL Management- Rochester LLC effective 9/29/19. A review of the Department of Licensing and Regulatory Affairs *Corporations Online Filing System* revealed CSL Rochester Master Operator, LLC is a domestic limited liability company with a Michigan qualification date of 3/3/2017.

B. Program Description

Cedarbrook of Rochester offers room, board and supervised personal care services to a total capacity of 85 individuals 55 years of age or older. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice. The facility allows residents to choose their own personal pharmacy, Veteran Affairs if eligible, and/or the facility's contracted pharmacy, OneCare.

Staff training includes assistance in personal care, medication administration, the facility's disaster plans, resident rights, behavior management and all services identified in residents' service plans.

The facility does not intend to hold any resident funds and is a smoke free campus. Additionally, the facility offers transportation services free of charge to community outings and offers transportation to personal appointments for an additional fee and is subject to availability.

Ascension Providence Rochester Hospital is located within a few miles of the facility as well as banking, pharmacy, retail and food establishments.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged public health code and administrative rules.

IV. RECOMMENDATION

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

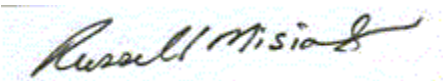


11/20/19

Elizabeth Gregory-Weil
Licensing Staff

Date

Approved By:



11/21/19

Russell B. Misiak
Area Manager

Date