



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

July 28, 2020

Nicole Kennedy
McGivney Way
610 W Elm Ave
Monroe, MI 48162

RE: Application #: AH580402316
McGivney Way
610 W Elm Ave
Monroe, MI 48162

Dear Ms. Kennedy:

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 28 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 black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #: AH580402316

Applicant Name: IHM Senior Living Community, Inc

Applicant Address: 610 W Elm Ave
Monroe, MI 48162

Applicant Telephone #: (734) 241-3660

**Authorized Representative/
Administrator:** Nicole Kennedy

Name of Facility: McGivney Way

Facility Address: 610 W Elm Ave
Monroe, MI 48162

Facility Telephone #: (734) 240-9743

Application Date: 11/08/2019

Capacity: 28

Program Type: ALZHEIMER'S
AGED

II. METHODOLOGY

11/08/2019	Enrollment
11/08/2019	Application Incomplete Letter Sent completed application
11/18/2019	Inspection Completed-Fire Safety : A Inspection done for renewal of previous license AH580381942 at this facility by Fire Marshal Mike McCormick.
11/21/2019	Application Incomplete Letter Sent

	requested policies, procedures, admission contract, disaster plan.
12/03/2019	Inspection Completed On-site
07/16/2020	Contact - Document Received Barbara Zabitz approved the facility's policies, procedures, admission contract and disaster plan.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

McGivney Way is comprised of one hallway located in the B/C/D-Wing at the east end of the third floor of the Sisters, Servants of the Immaculate Heart of Mary (SSIHM) building. The building was originally constructed in the 1930s and historically, was used as a convent for the SSIHM. McGivney Way underwent various reconstruction and remodeling beginning in 2002, and was then licensed as a home for the aged on 6/6/19. Later in 2019, the facility had a change of ownership from Sisters, Servants of the IHM, Monroe, MI, Inc. to IHM Senior Living Community Inc. and an application for a new license was submitted on 11/8/19.

The SSIHM building houses a 58-bed licensed skilled nursing facility on the first and second floors, and more than 100 independent living rooms and common activity space for the IHM sisters throughout the floors. The building is connected to three other IHM buildings via enclosed corridors. The building faces north on West Elm Avenue, a three-lane road zoned 35 mph. There are single-family homes and schools located nearby on West Elm. Directly behind the building is a wooded area and parking is available in front and behind the building.

Entrances to the SSIHM building are located in front and at the rear of the building with reception/security desks at both doors. Two elevators and two staircases located at the east end of the building traverse the ground, main, second and third floors to access the entrance doors to McGivney Way. There are two entrance doors into McGivney Way, one at each end of its hallway. As McGivney Way is designed for residents who have been diagnosed with Alzheimer's disease or a related condition, for resident safety the doors are secured with swipe pads that can be exited with staff assistance. The doors are alarmed with delayed egress, meaning if the door handle is pushed continuously, an alarm will sound and after a set period of time, generally 15 seconds, the door will open. Both doors immediately release upon initiation of the fire alarm system.

McGivney Way has 28 single occupancy residential units for a total capacity of 28 resident beds. McGivney Way also has a prep kitchen, a dining room, various common area activity space, one spa room, and a laundry room for personal laundry. There is a

soiled linen room for bedding that is sent outside for laundering. The SSIHM building main kitchen that prepares meals for all residents of the building including McGivney Way, is located within the licensed skilled nursing facility. The kitchen is inspected by the local health department and it is run by an outside food service provider. The food service staff bring the meals in insulated units into McGivney Way.

Each residential unit has an attached toilet/shower room. Resident rooms have individual controls to regulate heating/cooling. Windows are equipped with stop devices so that they can only be opened a few inches for resident safety. Each resident room is equipped with a motion detection system that can be customized to a resident's needs. The system can be set to alert staff via pagers when a resident leaves their bed, is in the bathroom for an extended period of time and/or is noted to be restless. Personal doorbells are available for residents to carry and serve to summons staff assistance. A bed and bedside table along with towels and linens will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. Staff will utilize electronic records for documenting resident medication administration.

There is one outdoor courtyard and it is enclosed on all sides by the building. Residents will be escorted to the courtyard with staff supervision. The building and grounds are a smoke free environment.

McGivney Way is equipped with a fire suppression system and a generator that powers emergency lighting, the HVAC system in the common areas, the fire suppression system, and the phone system. The facility has city water and sewer. The facility recycles grey water in toilets, as a sustainable system.

The Department of Licensing and Regulatory Affairs Health Facilities Engineering Section engineer Pier-George Zanoni provided occupancy approval of the home and qualification for 28 beds on 11/19/18.

The Department of Licensing and Regulatory Affairs Bureau of Fire Services state fire marshal Mike McCormick approved the fire suppression system on 10/17/19.

B. Program Description

According to the Department of Licensing and Regulatory Affairs Business Entity Search, IHM Senior Living Community Inc. is a domestic nonprofit corporation with an incorporation date in Michigan of 9/25/17.

IHM Senior Living Community Inc. will provide in McGivney Way room, board, protection, supervision, assistance and supervised personal care to individuals aged 55 and older, along with the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

IHM Senior Living Community Inc. will provide residents with transportation for group activities and for private needs at cost.

IHM Senior Living Community Inc. will offer to hold resident funds in trust and has obtained a surety bond to do so.

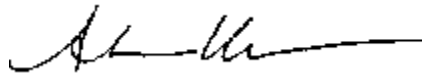
IHM Senior Living Community Inc. has a management agreement with Trinity Senior Living Communities, a regional health ministry of CHE Trinity Health, giving the authority and responsibility to conduct, supervise and manage the day-to-day operation of the community, in accordance with their services agreement.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Nicole Kennedy, regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged. The study has determined substantial compliance with home for the aged public health code and applicable administrative rules

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit be issued. The terms of the license will enable the licensee to operate a home for the aged with 28 licensed beds with programs for aged and Alzheimer's disease or related condition care.

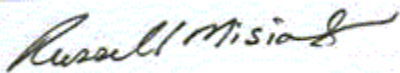


7/23/20

Andrea Krausmann
Licensing Staff

Date

Approved By:



7/28/20

Russell B. Misiak
Area Manager

Date