



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

August 12, 2020

Anne Sadler
American House Grosse Pointe Cottage
161 Kercheval Ave Ste 1600
Grosse Pointe Farms, MI 48236

RE: Application #: AH820397738
American House Grosse Pointe Cottage
161 Kercheval Ave Ste 1600
Grosse Pointe Farms, MI 48236

Dear Ms. Sadler:

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 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 #: AH820397738

Licensee Name: AH Grosse Pointe Subtenant LLC

Licensee Address: C/o Renew Reit
One Sea Gate Ste 1500
Toledo, OH 43804

Licensee Telephone #: (248) 203-1800

Authorized Representative: Anne Sadler

Name of Facility: American House Grosse Pointe Cottage

Facility Address: Ste 1600
161 Kercheval Ave
Grosse Pointe Farms, MI 48236

Facility Telephone #: (313) 939-2631

Application Date: 12/20/2018

Capacity: 77

Program Type: AGED
ALZHEIMERS

II. METHODOLOGY

12/20/2018	On-Line Enrollment
12/21/2018	Contact - Document Sent 1605 sent to applicant.
12/21/2018	File Transferred to Field Office Grand Rapids
01/29/2019	Application Incomplete Letter Sent From Russell Misiak to authorized representative Judith Boven
04/29/2019	Inspection Completed-Fire Safety : C
07/10/2019	Inspection Completed-Fire Safety : A
07/24/2020	Comment Per Barbara Zabitz: Documents for sister facility American House Rochester Hills were reviewed and approved 12/13/2019. This facility is using those same documents where applicable.
07/31/2020	Inspection Completed-Fire Safety : A Bureau of Fire Services renewal inspection for previous licensee AH820378199 at this address, can be used for this applicant.
08/06/2020	Contact Document Received – Change of authorized representative from Judith Boven to Anne Sadler.
08/11/2020	Inspection Completed On-site

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility was constructed in 2015, by restructuring specific areas of a former inpatient hospital, and it has been operating as a licensed home for the aged since 9/8/15. There was a change of ownership in 2018, and an application for a new home for the aged license was received.

American House Grosse Pointe Cottage is a condominium located within the Henry Ford Medical Center, a four-story building that also houses a walk-in urgent care clinic specializing in geriatric care, a sleep center, an infusion center, cancer care including radiation and oncology services, occupational/physical therapy, psychiatric/behavioral health services and an outpatient surgical suite. As the facility is integrated into the medical center, fire alarm services are shared.

American House has a separate vestibule lobby entrance on the first floor. The main kitchen and laundry room are located in the basement, administrative offices and independent senior living units are on the second floor, the home for the aged to be licensed is on the third floor, and a room for maintenance equipment is located on the fourth floor. There are four elevators with access to the third-floor facility, but staff badges and/or numbers entered into key pads are required to operate three of the four elevators. In addition, there is a third-floor skywalk leading from the parking structure across the street to the assisted living unit. However, with the exception of the one elevator from the lobby, all entrance doors to the third floor are equipped with magnetic locks and alarms that require staff assistance with their employee badge and/or keypad to gain entry. Video cameras record activity at the entrance/exit of memory care area. The cameras are monitored by a receptionist on-duty from 8:30 am to 8 pm, seven days a week, and by the staff in the third-floor office.

American House Grosse Pointe Cottage third floor facility has a total of 44 residential units, with 33 of them having been approved for double occupancy by the Department of Licensing and Regulatory Affairs Health Facilities Engineering section on 8/10/15. This allows for a total capacity of 77 residents. The third floor is separated into two distinct units based upon the care provided that the residents require. The “assisted living” area of the facility has 29 units with 22 of them approved for double occupancy. The “memory care” area has 15 residential units with 11 approved for double occupancy.

Each resident room has a private shower and toilet room. Resident rooms have individual controls to regulate heating/cooling. Windows are secured and do not open for resident safety. The facility has a contract with a furniture company to provide furniture as needed. 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. The assisted living and memory care areas have separate dining rooms and serving kitchens. Food is delivered via the service elevator from the main kitchen to the serving kitchens. A hair salon located in the memory care unit will be utilized by all residents. Residents are provided pendants that they can press to alert staff via beeper for requested assistance. The pendants also automatically alert staff if the resident should fall.

The facility is equipped with a whole building generator that in the event of a power outage, it powers common area lighting, egress lighting, exit lighting, the main American House elevator, magnetic door locks, fire protection system, third-floor dining including two electric heat coils, emergency outlets, kitchen coolers/freezer, exhaust and dishwasher.

The Department of Licensing and Regulatory Affairs Bureau of Fire Services fire marshal approved the whole-home fire suppression system on 7/29/15 for the previous licensee. Annual inspections have been conducted by the Bureau of Fire Services as recently as 7/31/20, and is approved for this applicant.

B. Program Description

The Department of Licensing and Regulatory Affairs Corporations Division Business Entity Search reveals a valid business registration for AH Grosse Pointe Subtenant LLC. AH Grosse Pointe Subtenant LLC contracted with American House Management Co LLC to be the managing company of the operation. American House Management Co LLC is also registered as valid business entity in Michigan. The management agreement between both entities was reviewed and determination made that AH Grosse Pointe Subtenant LLC maintains legal responsibility for the operation.

The administrator and licensee authorized representative positions have been appointed by an operating officer of AH Grosse Pointe Subtenant LLC.

AH Grosse Pointe Subtenant LLC will provide room, board, and supervised personal care and protection to individuals aged 55 and older. The facility also represents to the public 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 those working in the memory care area.

AH Grosse Pointe Subtenant LLC will not hold any resident funds and there will be no refundable deposits, therefore, no surety bond is required.

American House Grosse Pointe Cottage will provide transportation to residents for medical appointments within a 10-mile radius of the facility and for certain activities.

American House Grosse Pointe Cottage being located within a medical setting is smoke-free in the building and on the premises.

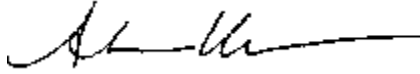
American House Grosse Pointe Cottage will allow small domestic pets to visit but not to live with owners of the residence.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Anne Sadler, 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 license/permit be issued. The terms of the license will enable the licensee AH Grosse Pointe Subtenant LLC to operate a home for the aged with 77 licensed beds and programs for both aged and Alzheimer's disease or a related condition.

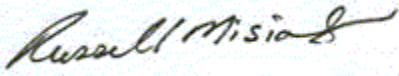


8/12/20

Andrea Krausmann
Licensing Staff

Date

Approved By:



8/13/20

Russell B. Misiak
Area Manager

Date