



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

August 10, 2021

Kristen Nitz
Senior Living Boulder Creek, LLC
7927 Nemco Way, Ste 200
Brighton, MI 48116

RE: Application #: AH410406207
Boulder Creek Assisted Living & Memory Care
6070 Northland Drive
Rockford, MI 49341

Dear Ms. Nitz:

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 108 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 (616) 356-0100.

Sincerely,

A handwritten signature in blue ink that reads "Lauren Wohlfert".

Lauren Wohlfert, Licensing Staff
Bureau of Community and Health Systems
350 Ottawa, N.W. Unit 13, 7th Floor
Grand Rapids, MI 49503
(616) 260-7781
enclosure

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH410406207
Applicant Name:	Senior Living Boulder Creek, LLC
Applicant Address:	7927 Nemco Way, Ste 200 Brighton, MI 48116
Applicant Telephone #:	(810) 220-0200
Authorized Representative:	Kristen Nitz
Name of Facility:	Boulder Creek Assisted Living & Memory Care
Facility Address:	6070 Northland Drive Rockford, MI 49341
Facility Telephone #:	(616) 866-2911
Application Date:	10/23/2020
Capacity:	108
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

10/23/2020	Enrollment
10/23/2020	Application Incomplete Letter Sent
10/26/2020	Contact - Document Received
11/02/2020	Contact - Document Received
01/29/2021	Application Incomplete Letter Sent
02/10/2021	Inspection Completed-Fire Safety : A Renewal BFS inspection report for previous license AH410336370 at this address
02/23/2021	Comment Per B. Zabitz: Documents for sister facility Cascade Trails Senior Living were reviewed and approved 2/27/2020.
06/01/2021	Application Complete/On-site Needed
06/02/2021	Inspection Completed On-site Lauren Wohlfert

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Boulder Creek Assisted Living & Memory Care is a one-story building that has been continually licensed as a home for the aged since 10/03/2014, when it was built. The original building was licensed for 68 beds. In 2018, an east wing was added with 20 double-occupancy rooms. All total, the facility has 64 residential units with 44 approved for double capacity for a total approved capacity of 108 resident beds.

The facility's main entrance enters the assisted living area of the facility, specifically designed for residents that require assistance with activities of daily living. This area includes the lobby, administrative offices, the main kitchen, two main dining rooms, a private dining room, hair salon, staff offices, a community room, various activity spaces, a spa room, and laundry service room. There are five corridors of residential units in the assisted living area of the facility: Courtland Hall, Silver Lake, Myers Lake, Canonsburg Hall, and White Pine Hall. There are 50 residential units in this assisted living area with 44 units approved for double occupancy. The remaining six single-occupancy assisted living area units are: Rooms 25,26,27,28,35, and 36. Various unit configurations are available in this area including studios, studio deluxe, one-bedroom, one-bedroom deluxe and two-bedroom units.

Each assisted living unit has its own attached bathroom with shower and HVAC thermostat. All resident units are equipped with a refrigerator, some include a countertop sink. Some assisted living units have sliding glass doors that provide access to the outside patio area.

The facility also has designated memory care area known as Honey Creek and is located along the south side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. For resident safety, all entrance/exit doors into the memory care area are secured with numbered keypads that can be opened with staff assistance. The exit doors have audible alarms that sound when opened. An opened door will send an alert to the staff via portable i-phones/i-pods, notifying them as to which door has been opened. Windows in the memory care unit rooms are equipped with stop devices so that they can only be opened a few inches for resident safety. There are 14 studio units in the memory care area, all designed for single occupancy. Each unit has its own attached water closet consisting of a toilet and sink. There are two shower rooms and one spa room located in the memory care area, for staff to assist residents with bathing. The memory care unit has its own prep kitchen, dining rooms, staff office, and common living area. Meals are prepared in the facility's main kitchen and then transported into the memory care unit for serving.

All bathrooms are equipped with emergency pull cords to summon assistance from staff. All residents are provided emergency call pendants in either necklace or wrist form to contact staff. Activation of this emergency call system will notify staff by way of the i-phones/i-pods they carry. Staff will utilize I-phones and I-pod devices for resident call alerts, the alarm/notification system, and to communicate with one another.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

There are exterior resident sitting areas located near the front entrance of the building and an enclosed courtyard in the back of the facility. Concrete walking paths are throughout the courtyard. Memory care residents have access to the courtyard with staff supervision.

Most exterior doors including the gates of the courtyard have magnetic locking mechanisms that will release with pressure applied for a certain length of time or upon activation of the fire suppression system. There are also exit doors outfitted with keypads that require staff to put in a numbered code to exit. These doors also automatically unlocked upon activation of the fire suppression system. The breaching of exterior doors notifies staff that the exit has been opened.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the

adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has city water and sewer.

On 2/10/21, the Bureau of Fire Services state fire marshal Philip Scheer issued an acceptable fire safety certification.

The facility is equipped with a generator that, during an interruption of the normal electrical supply, will provide a minimum four hours of service and enough power to maintain the fire detection/alarm/extinguishing system, emergency lighting, heating, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

The facility's policies and procedures were reviewed and determined compliant with statute and home for the aged administrative rules.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Senior Living Boulder Creek LLC is a domestic limited liability company with an organization date of 9/4/20.

Senior Living Boulder Creek LLC has a management agreement with Leisure Living Management Inc., a domestic profit corporation since 5/16/1989, according to a LARA business entity search.

B. Program Description

As a licensed home for the aged, Senior Living Boulder Creek LLC will provide through its management company Leisure Living Management Inc. 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 in the memory care unit. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

The facility does not provide personal or medical transportation services for residents. The facility would be happy to arrange such services through the local public transportation for the resident. If the resident requires personal assistance, arrangements need to be made by the resident or the resident's authorized representative. The facility will provide group transportation for residents to enjoy outing activities. There may be an additional charge for this service.

Bedrails, bed canes, and other assistive devices that attach to the bed (other than a trapeze) are forbidden due to risk of physical harm or death. Management will discuss with you alternative solutions to meet your needs. Any such device brought into the facility and installed without knowledge of management will be removed immediately.

Boulder Creek Assisted Living & Memory Care is a smoke-free environment. Absolutely no smoking or vaping inhalant use, product or paraphernalia is permitted. Speak with management regarding oral chew tobacco use. Recreational marijuana is strictly prohibited. CBD oil is permitted with physician order approval in oral tincture, gummies, soft gel capsules or suppository form. Wax, lotions/creams, or food edibles are not permitted. Staff may not assist in residents obtaining or taking CBD oil. Residents who desire to use a non-inhaled medical marijuana must abide by specific rules listed in the resident admission contract. Illicit drug use is strictly prohibited from the community.

Responsible alcohol use is permitted based on physician order. Residents are responsible for purchase and are permitted a reasonable amount on-site for storage. Speak with management regarding acceptable parameters for use and storage.

Boulder Creek Assisted Living & Memory Care will allow small domestic pets of dogs less than 35 lbs., cats, bird, or a fish aquarium, provided that the resident is capable to maintain care and control over the pet. To maintain safety and well-being of all, the resident admission contract identifies the expectations of care and criteria for the pet to remain in the home.

Chemicals, including but not limited to, cleaning products and some toiletry items are not permitted to be stored in any resident apartment. If a resident would like access to these types of products they can be stored by staff in a locked area and will be provided to a resident upon request.

The applicant's authorized representative Kristen Nitz submitted a letter dated 8/9/21, indicating the facility will not serve food to non-residents e.g. residents' family members, visitors, staff, community, etc. until either a food establishment license or a letter from the local health department indicating a food establishment license is not required to serve non-residents is obtained and submitted to the department.

C. Rule/Statutory Violations

Technical assistance has been provided to the applicant's authorized representative Kristen Nitz 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 for this facility be issued to Senior Living Boulder Creek LLC. The terms of the license will enable the licensee to operate Boulder Creek Assisted Living & Memory Care, as a home for the aged with 108 bed capacity and programs for aged and Alzheimer's disease or related condition care.

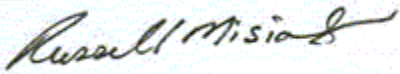


8/9/21

Lauren Wohlfert
Licensing Staff

Date

Approved By:



8/9/21

Russell B. Misiak
Area Manager

Date