



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF HEALTH CARE SERVICES

MIKE ZIMMER
DIRECTOR

May 22, 2015

Erna Laza
Oakmont Rochester Assisted
3466 South Blvd. W.
Rochester Hills, MI 48309

RE: Application #: AH630338700
Oakmont Rochester Assisted
3466 South Blvd. W.
Rochester Hills, MI 48309

Dear Ms. Laza:

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 84 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 Children and Adult Licensing
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-3110

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CHILDREN AND ADULT LICENSING
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #: AH630338700

Applicant Name: Pomkal Rochester Assisted, LLC

Applicant Address: Suite 100
25480 Telegraph Road
Southfield, MI 48033

Applicant Telephone #: (248) 321-3461

Authorized Representative: Erna Laza.

Administrator: Erna Laza

Name of Facility: Oakmont Rochester Assisted

Facility Address: 3466 South Blvd. W.
Rochester Hills, MI 48309

Facility Telephone #: (248) 564-2200

Application Date: 02/15/2013

Capacity: 84

Program Type: AGED
ALZHEIMERS

II. METHODOLOGY

02/15/2013	Enrollment
02/25/2013	Plan Review Request (AH ONLY)
02/25/2013	Application Incomplete Letter Sent
02/25/2013	Contact - Document Sent Plan Reviews, Act&Rules.
04/03/2013	Application Incomplete Letter Sent
07/30/2013	Construction Permit Received PERMIT FOR CONSTRUCTION Permit: 20130040-P1 Issued: July 12, 2013 Expired: July 12, 2014 HFES Project: #20130040 FS Approved: 02-26-2013 FS Project Number: 118039 Kazra Zarbinian, P.E., Manager Health Facilities Engineering Section
10/09/2014	Contact - Document Received Received update to license application requesting an increase in the number of license beds from 78 beds to 84 beds (44 aged and 40 Alzheimer/memory care). Change was made to facility screen Received BCAL 1603 appointing Erna Laza as authorized representative Received BCAL 1606 appointing Erna Laza as administrator Received Ms. Laza resume', Certificate Assisted Living Director certificate, National Council of Certified Dementia Practitioners certificate, BCAL 1326A, IdentoG forms, Employment Applicant Consent and Disclosure form, and Operational Narrative for Oakmont Rochester Assisted
05/19/2015	Inspection Completed-Fire Safety : A
05/21/2015	Occupancy Approval (AH ONLY)
05/21/2015	Application Complete/On-site Needed
05/21/2015	Inspection Completed On-site

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Oakmont Rochester Assisted is a newly constructed single story home for the aged facility that is located at 3466 South Blvd. in Rochester Hills, MI. Oakmont Rochester Assisted is located in a suburban area, about six miles away from historic downtown Rochester, MI, and close to Meadowbrook Hall, Oakland University, restaurants, and I-75. On the same campus where Oakmont Assisted is located, there is a rehab center (Boulevard Health Center 3500 South Blvd. Rochester Hills, MI) and it is estimated that in June 2016 an unlicensed independent living building with 123 apartment units will be completed.

Oakmont Rochester Assisted is 68,541 square feet and has 68 rooms with 16 rooms having double occupancy (Room 106, Room 107, Room 114, Room 116, Room 119, Room 120, Room 127, Room 128, Room 137, Room 140, Room 145, Room 147, Room 151, Room 154, Room 161, and Room 162). Meals will be prepared in the on-site kitchen and served in the two separate dining rooms three times daily. Snacks will also be offered/provided to residents.

The heating and cooling system at Oakmont Rochester Assisted is Daikin variable refrigerant volume (VRV), a commercially applied heating and cooling system that distributes refrigerant rather than water to multiple fan coil units. Ventilation make-up air for each living space has been provided via on-grade mounted air-cooled heat pump package rooftop units with 100% outside air application. The heating system, supply fan, and unit controls are powered to operate with the emergency generator power in the event of loss of heat/cooling. Oakmont Rochester Assisted has an emergency power generator. Each resident's room has an individual control unit to regulate the heating and cooling in the 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 in the building on 5/19/2015.

Oakmont Rochester Assisted is wheelchair accessible, uses public water and sewage disposal, and is a non-smoking building.

Upon entering Oakmont Rochester Assisted, a receptionist will be available from 8:30 am until 8:30 pm. From 8:30 pm until 8:30 am, visitors and guests will have to ring the doorbell/call button at the main entrance of Oakmont Rochester Assisted 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.

Oakmont Rochester Assisted has two areas, aged population area (assisted living) and memory care unit. The memory care unit is located from Room 116 through Room 132 and the aged population rooms are from Room 101 through 115 and Room 133 through Room 168. Each area (aged population and memory care) has a beauty salon and laundry area (four laundry areas with two washers and two dryers at each location) for the convenience of the residents. Staff members will do a resident's laundry but if the resident chooses to do laundry, the washers and dryers are available.

Each resident room has a wardrobe with a dresser included in the wardrobe, nightstand, a mounted 32-inch flat screen television with cable access and Wi-Fi, sink, shower, grab bars, and toilet. Beds will be provided to residents; however, the residents can opt to bring their own bed. Resident rooms and bathrooms are equipped with emergency pull-cords which, when activated, alerts staff members via pagers. Personal use wrist- and pendant-type emergency alert devices will also be available to residents, if they choose. Staff members will communicate with one another via walkie-talkies.

The memory care unit (Room 116 through 132) uses a fob system to enter and exit the unit. The physical environment within the memory care unit is designed to provide the least restrictive environment while ensuring the safety of the residents. The community is secured with an alarmed delayed egress system and fob access at each door entering/exiting the memory care unit. All doors are locked from the outside, using a fob system. For the safety of the residents, a lock has been placed on each window that stops the window from opening more than three to four inches. A secure and enclosed courtyard is attached to the aged population area and the memory care unit.

Public restrooms, a prayer room for religious services and general religious use, and a cinema with 12 seats with additional seating/space for individuals utilizing a wheelchair are available to residents, visitors, and guests.

The Department of Licensing and Regulatory Affairs/Health Facilities Engineering Section measured all of the resident bedrooms, common areas, and living spaces on 5/07/2015. All of the bedrooms, common areas, and living areas were found to comply with HFA (Home for the Aged) administrative rules and Public Act 368, as amended.

B. Program Description

Pomkal Rochester Assisted, LLC is the owner/licensee of Oakmont Rochester Assisted. According to the Department of Licensing and Regulatory Affairs Business Entity Search, Pomkal Rochester Assisted, LLC is a domestic limited liability company with a formation/qualification date of 12/20/2010, the jurisdiction of origin is the state of Michigan, and the registered office address is 25480 Telegraph Rd. Suite 100 Southfield, MI 48033. Pomkal Rochester Assisted, LLC has designated Erna Laza as the authorized representative and administrator of Oakmont Rochester Assisted. Ms. Laza is over 18 years of age, has over 16 years working with seniors, has a Master Degree in Health Services Administration, is a Certified Assisted Living Director (CALD),

through Michigan Center for Assisted Living (MCAL), and is a Certified Dementia Practitioner (CDP)

Oakmont Rochester Assisted 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 60 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. Oakmont Rochester Assisted 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, musical entertainment, exercise, card games, bingo, etc. Oakmont Rochester Assisted will not be holding any funds for residents and will not provide transportation to and from appointments. However, Oakmont Rochester Assisted will provide transportation to scheduled activities such as restaurants at no cost to the residents. In addition, two beauty salons (one in the aged population area and the other located in the memory care unit) are located on the premises for the convenience of the residents.

At this time, there are no residents residing at Oakmont Rochester Assisted. Thirteen residents are scheduled to move into Oakmont Rochester Assisted within a month upon completion of the original licensing process. The staffing of Oakmont Rochester Assisted will initially begin with four staff members on each shift: day shift 7:00 am to 3:15 pm; afternoon shift 3:00 pm to 11:15 pm; and midnight shift 11:00 pm to 7:15 am and adjustment to the staffing level will be made as needed. All of the staff members working in the home will complete Certified Dementia Practitioner training as well as 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 and 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 Ms. Laza concerning Public Act 368, as amended and administrative rule requirements 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/permit be issued. The terms of the license will enable the licensee to operate a HFA for 84 residents (Aged, Alzheimer's). The term of the license will be for a six-month period.

Loma M Campbell

5/21/15

Loma M Campbell
Licensing Staff

Date

Approved By:

Betsy Montgomery

5/22/15

Betsy Montgomery
Area Manager

Date