



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

October 11, 2017

Manda Ayoub
Beacon Square Orion LLC
Suite 230
5480 Corporate Drive
Troy, MI 48098

RE: Application #: AH630377767
Beacon Square Orion
101 Scripps Road
Lake Orion, MI 48360

Dear Ms. Ayoub:

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 128 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 Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-3110

enclosure

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

I. IDENTIFYING INFORMATION

License Application #:	AH630377767
Applicant Name:	Beacon Square Orion LLC
Applicant Address:	Suite 230 5480 Corporate Drive Troy, MI 48098
Applicant Telephone #:	(248) 723-2100
Authorized Representative:	Manda Ayoub
Administrator:	Mary Ostrowski
Name of Facility:	Beacon Square Orion
Facility Address:	101 Scripps Road Lake Orion, MI 48360
Facility Telephone #:	(248) 621-3100
Application Date:	05/11/2015
Capacity:	128
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

05/11/2015	Enrollment
06/09/2015	Application Incomplete Letter Sent
04/08/2016	Construction Permit Received PERMIT: 20150240-P1 ISSUED: March 24, 2016 EXPIRED: March 24, 2017
09/25/2017	Inspection Completed-Fire Safety : A
10/09/2017	Occupancy Approval (AH ONLY)
10/10/2017	Application Complete/On-site Needed
10/10/2017	Inspection Completed On-site
10/10/2017	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Beacon Square Orion is a newly constructed three story home for the aged facility located at the corner of M-24 (aka Lapeer Road) and Scripps Road about three miles from downtown Lake Orion, MI and five miles from downtown Oxford, MI. The address of the facility is 101 Scripps Road in Lake Orion, MI 48360. Beacon Square Orion is close to freeway I-75, restaurants, the Palace of Auburn Hills, and many shopping areas such as Great Lakes Crossing.

Beacon Square Orion is a 179,000 square feet building that is attached to a three story independent living building that is also known as Beacon Square Orion. The heating system is comprised of gas heat exchangers and the cooling system is comprised of Freon cooled coils. The heating system, supply fan, and unit controls are powered to operate with an emergency generator in the event of loss of heating/cooling. Each resident's room has an individual control unit to regulate the heating and cooling in the room.

Beacon Square Orion has 93 resident "apartments" for a total licensed bed capacity of 128 beds. Thirty-five of the 93 resident "apartments" have been designated for double occupancy (Room #231, Room #232, Room #233, Room #235, Room #237, Room #238, Room #240, Room #243, Room #244, Room #245, Room #246, Room #247, Room #248, Room #249, Room #250, Room #251, Room #255, Room #256, Room

#257, Room #258, Room #323, Room #324, Room #329, Room #331, Room #332, Room #333, Room #334, Room #335, Room #337, Room #338, Room #340, Room #341, Room #342, Room #343, and Room #345).

Beacon Square Orion has a memory care unit located on the first floor and aged population (assisted living) units located on the second and third floors of the building.

The memory care unit also known as Mission Point is located on the first floor and has 42 “apartments” units. There are three wings in the Mission Point unit and are numbered as follows: The first wing “apartments” are numbered Room #123 through Room #138 (missing Room #124) with Room 135 and Room 137 as well as Room 136 and Room 138 sharing a bathroom; the second wing “apartments” are numbered Room #139 through Room #152; and the third wing “apartments” are numbered Room #153 through Room #166 with Room #163 and Room 165 as well as Room #164 and Room 166 sharing a bathroom. Each wing of the Mission Point unit has a lounge area at the end of the wing. The lounge at the end of the first wing is called Paint Creek Lounge, the lounge at the end of the second wing is called The Lakefront Lounge, and lounge at the end of the third wing is called The Victorian Island Lounge. Mission Point is a secured unit that is intended for individuals that have been diagnosed with Alzheimer’s disease or a related condition. The physical environment within the memory care unit is designed to provide the least restrictive environment while ensuring the safety of residents. All doors entering and exiting Mission Point are locked requiring either the use of a fob or a code to enter and exit the unit. 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 secured and enclosed courtyard is attached to Mission Point unit that has two above ground planters for planting vegetables, flowers, etc., a gazebo, a walking path, chairs and tables for relaxing, and a shelving for keeping the required tools.

The second floor is known as Windmill Point, has three wings, and has a total of 36 “apartments”. The first wing “apartments” are numbered Room #231 through Room #240; the second wing “apartments” are numbered Room #241 through Room #248; and the third wing “apartments” are numbered Room #249 through Room #258.

The third floor is known as Rock Harbor, has two wings, and has a total of 23 “apartments”. The first wing “apartments” are numbered Room #322 to Room # 333; and the second wing “apartments” are numbered Room #336 to Room #345. Room #335 and Room #337 are in a separate alcove.

Each resident room has a bed, dresser, nightstand, cable access, Wi-Fi, sink shower, grab bars, and toilet. Beds will be provided to residents, however, the resident can opt to bring their own bed or furniture. The bathrooms are equipped with emergency pull cords which, when activated alerts staff members via IPod of the resident’s need for assistance or emergency. In addition, the resident “apartments” located on the second and third floors have a kitchenette that is equipped with a sink, dishwasher, and refrigerator/freezer.

Each floor has a fireplace with a television mounted on the wall of the fireplace as well as dining, living, activity, and laundry rooms. A satellite kitchen with a refrigerator/freezer, dishwasher, and stove is also located on each floor.

The Department of Licensing and Regulatory Affairs/Health Facilities Engineering Section measured all of the resident bedrooms, common areas, and living spaces on 10/5/2017. All of the bedrooms, common areas, and living areas were found to comply with the HFA (Home for the Aged) administrative rules and Public Act 368, of 1978 as amended.

Meals for the entire facility will be prepared in the on-site kitchen located on the first floor that is licensed by the Oakland County Health Department. The meals will be transported in heated carts from the main kitchen to be served in the three dining rooms three times daily. Snacks will also be offered/provided to residents on a daily basis.

The entire building is equipped with a fire suppression system. On 9/25/2017, Gordon Poyhonen, State Fire Marshall with the Department of Licensing and Regulatory Affairs/Bureau of Fire Services provided approval of the fire safety system.

Beacon Square Orion has an emergency power generator powered by diesel fuel that serves the entire building. The facility is wheelchair accessible, uses public water and sewage, and is a non-smoking building. The facility has a monitoring system that includes video cameras in hallways, common areas, and at doors.

From 8:00 am until 8:00 pm, a receptionist will be available at the main entrance to the facility. From 8:00 pm until 8:00 am, visitors and guests will have to ring the doorbell/call button/telephone at the main entrance of Beacon Square Orion to gain entry into the building. After receiving notification that someone is at the main entrance a staff member will respond by viewing the cameras and opening the door, if appropriate.

B. Program Description

Beacon Square Orion LLC is the owner of Beacon Square Orion. According to the of Licensing and Regulatory Affairs Business Entity Search, Beacon Square Orion LLC is a domestic limited liability company with a formation/qualification date of 8/6/2013, the jurisdiction of origin is the state of Michigan, and the registered office is 5480 Corporate Drive Suite 230, Troy, MI 48098. Beacon Square Orion LLC has designated Manda Ayoub as the authorized representative and Mary Ostrowski as the administrator of Beacon Square Orion. Ms. Ayoub has over 25 years working with seniors, is a licensed Nursing Home Administrator, is a licensed practical nurse, and has affiliation with organization such as HCAM, MCAL, and Argentum. Ms. Ostrowski is over 18 years of age, has a Bachelor of Arts degree in communication, and has over 23 years of experience working with seniors.

Beacon Square Orion will provide services to the general aged population and to individuals that have 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. Beacon Square Orion has designed supports and services according to the resident's cognitive and physical capabilities. Activities will be offered throughout the day and these activities will include outings, shopping, musical entertainment, exercise, yoga, painting, card games, bingo, etc. Beacon Square Orion will not be holding any funds for residents and will provide transportation at no charge to residents within a two mile radius of the facility. In addition, a salon/spa with capacity to have massages and pedicure is located on the premises for the convenience of the residents.

At this time, there are no residents residing at Beacon Square Orion. Six residents are scheduled to move into Beacon Square Orion within a month upon completion of the original licensing process. The staffing at Beacon Square Orion will initially begin with three staff on each shift: day shift 7:00 am to 3:00 pm; afternoon shift 3:00 pm to 11:00 pm; and midnight shift 11:00 pm to 7:00 am and adjustment will be made to the staffing level as needed. All of the staff members will 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, 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. Ayoub and Ms. Ostrowski concerning Public Act 368, of 1978 as amended and administrative rule 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 of this study, it is recommended that a temporary license/permit be issued. The terms of license will enable the licensee to operate a HFA for 128 licensed beds (Aged, Alzheimer's) for a period of six-months.

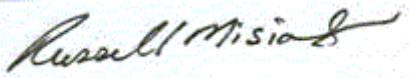


10/11/2017

Loma M Campbell
Licensing Staff

Date

Approved By:



10/11/17

Russell B. Misiak
Area Manager

Date