



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 30, 2022

Jennifer Rockafellow
The Avalon of Auburn Hills
3151 E Walton Blvd
Auburn Hills, MI 48326

RE: Application #: AH630409728
The Avalon of Auburn Hills
3151 E Walton Blvd
Auburn Hills, MI 48326

Dear Ms. Rockafellow:

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 158 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. If I am not available, and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Aaron L. Clum".

Aaron Clum, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(517) 230-2778

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630409728
Applicant Name:	Lake (Auburn Hills) TRS LLC
Applicant Address:	Suite 1700 2711 N Haskell Ave Dallas, TX 75204
Authorized Representative:	Jennifer Rockafellow
Name of Facility:	The Avalon of Auburn Hills
Facility Address:	3151 E Walton Blvd Auburn Hills, MI 48326
Facility Telephone #:	(844) 342-6271
Application Date:	07/28/2021
Capacity:	158
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

07/28/2021	Enrollment
08/02/2021	Application Incomplete Letter Sent 1326 & AFC100 for Gina, Tax ID Letter
08/02/2021	Contact - Document Sent 1326 & AFC100
08/04/2021	Contact - Document Received 1326 for Gina
08/05/2021	Contact - Document Received Tax ID Letter
08/09/2021	Contact - Document Received AFC100 for Gina
09/17/2021	Application Incomplete Letter Sent Requested Policies and Procedures
09/26/2022	Inspection Completed On-site
09/26/2022	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Avalon of Auburn Hills is a three-story home for the aged facility that is located at 3151 E. Walton Blvd. in Auburn Hills. The Avalon of Auburn Hills is approximately five miles from downtown Rochester, MI, three miles from Crittenton Hospital and close to I-75 freeway, Oakland University, restaurants and many shopping areas such as the village of Rochester Hills.

The Avalon of Auburn Hills is a 93,463 square foot building. The heating and cooling system is comprised of gas forced air heat pumps with energy recovery ventilation (ERV). Each resident's room/apartment has an individual control unit to regulate the heating and cooling in the room/apartment.

The Avalon of Auburn Hills has 104 rooms/apartments for a total licensed bed capacity of 158 beds. The room/apartment styles are studio, one bedroom and two bedrooms. On the first floor there are eight studio, 14 one bedroom and one two-bedroom apartments. On the second floor there are 10 studio, 21 one bedroom and four two-

bedroom apartments. On the third floor there are 33 studio and 11 one-bedroom apartments.

The Avalon of Auburn Hills has a memory care (MC) located on the third floor and assisted living (AL) located on the first and second floors.

The MC is a secured unit that is intended for individuals that have been diagnosed with Alzheimer's disease or related conditions. The physical environment within the MC is designed to provide the least restrictive environment while ensuring the safety of residents. All doors entering and exiting the MC are locked requiring the use of a key fob 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 one inch.

Each apartment has a bed, cable access, Wi-Fi, sink, shower, grab bars, and a toilet. Beds and furniture will be provided to residents; however, residents can opt to bring their own. The bathrooms and the head of resident beds are equipped with emergency pull cords which, when activated alerts staff members of the resident's need for assistance or emergency. In addition, each apartment located on the first and second floors have a kitchenette that is equipped with a sink and refrigerator.

Each floor has a fireplace with a television mounted on the wall of the adjacent activity room as well as dining, living, activity and laundry rooms. The third floor has four dining areas attached to four activity room areas. Each of the dining areas in the MC has a fireplace along with a television set for the enjoyment of the residents. A satellite kitchen with a refrigerator/freezer, dishwasher, and stove is also located on each floor. A spa room with a spa tub is located on the first and third floors. A terrace is adjacent to the dining room located on the second floor.

The entire building is equipped with a fire suppression system. On 9/08/2022, The Bureau of Fire Services (BFS) provided approval of the fire safety system.

The Avalon of Auburn Hills has a diesel fueled Cummins emergency power generator that serves the entire building. The facility is wheelchair accessible, uses public water and sewage and is a non-smoking building.

B. Program Description

The Avalon of Auburn Hills will provide services to the general aged population and to individuals that have been diagnosed with Alzheimer's/dementia or related conditions who are 55 years of age or older. The services to be provided are 24-hour supervision, room, board, and assistance with personal care, including administration of medications. A beauty salon is located on the first and third floors. A courtyard is adjacent to the first floor with walking paths, tables, chairs, benches, and above ground planters for the resident's enjoyment. A fitness room is located on the first and second floors.

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 be issued. The terms of the license will enable the licensee to operate a an HFA for 158 licensed beds for a period of six-months.

Aaron L. Clum

9/26/2022

Aaron L. Clum
Licensing Staff

Date

Approved By:

Andrea L. Moore

09/30/2022

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date