



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

November 10, 2022

Dean Solden
The Laurels Of Lake Orion LLC
97 N Cass Avenue
Pontiac, MI 48342

RE: Application #: AH630386897
Orion Oaks Assisted Living & Memory Care
3451 W Clarkston Road
Lake Orion, MI 48360

Dear Mr. Solden:

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 60 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) 284-9730.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630386897
Licensee Name:	The Laurels Of Lake Orion LLC
Licensee Address:	97 N Cass Avenue Pontiac, MI 48342
Licensee Telephone #:	(586) 504-4368
Authorized Representative:	Dean Solden
Name of Facility:	Orion Oaks Assisted Living & Memory Care
Facility Address:	3451 W Clarkston Road Lake Orion, MI 48360
Facility Telephone #:	(586) 909-3989
Application Date:	02/13/2017
Capacity:	60
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

02/13/2017	On-Line Enrollment
02/17/2017	Application Incomplete Letter Sent FPs, RI030s, 1326A-FP forms – Matthew & Steven.
02/17/2017	Contact - Document Sent Code & Rules, 1605s, 979, gen instructing letter
03/18/2019	Application Incomplete Letter Sent requesting required policies and procedures for licensure
06/11/2019	Contact - Telephone call made Called licensee for status update on application due to lack of correspondence. Voicemail left requesting return call.
06/26/2019	Contact - Telephone call made Voicemail left requesting return phone call- second attempt
01/17/2020	Contact - Telephone call received Steven Williamson said there is continued interest, ground broke, has Bureau of Fire Services (BFS) and Health Facilities Engineering Section (HFES) plan review in process.
01/21/2020	Application Incomplete Letter Sent Again, requested policies and procedures.
01/29/2021	Inspection Completed-Fire Safety: Disapproval BFS inspector Gordon Poyhonen
02/11/2021	Inspection Completed-Fire Safety: Approval Original inspection final
07/29/2021	Occupancy Approval (AH ONLY) Pier-George Zanoni Health Facilities Engineering Section
08/02/2021	Contact - Document Sent Email to M. Abraham & S. Williamson that I still have not received any policy/procedure documentation for review.
10/27/2021	Contact – Document Received First documents from Steven Williamson placed in the queue for review.
11/17/2021	Contact - Document Sent Document review (1st) sent to Matthew Abraham cc: Steven Williamson admin via email.

04/11/2022 Contact - Document Sent
2nd Document Review sent to S. Williamson via email.

05/06/2022 Contact - Document Received
BCAL 1603 signed by owner C. Lane Mally changing the authorized representative to Dean Solden

05/06/2022 Technical Assistance
LiveScan process, instructions and forms sent to Dean Solden.

05/11/2022 Contact - Document Received
Letter from AR D. Solden attesting no resident funds and no refundable deposits will be held.

05/12/2022 Contact - Document Received
Management agreement from D. Solden AR

05/12/2022 Contact - Document Received
Application information update changing management company and authorized rep from Steven Williamson to Dean Solden. D. Solden is unfamiliar w/documentation that has been submitted/approved/in need of revision. Working w/him.

05/17/2022 Contact – Document Sent
Document review sent to D. Solden

07/08/2022 Contact – Document Sent
Document review sent to D. Solden & T. Giammarco

07/12/2022 Contact – Document Sent
Document review sent to D. Solden & T. Giammarco

08/04/2022 Contact – Document Received
Oakland Co food service establishment inspection reports submitted by administrator Tiffany Giammarco

08/15/2022 Contact – Document Sent
Document review sent to D. Solden & T. Giammarco

08/18/2022 Inspection Completed On-Site
Met with administrator Tiffany Giammarco and contractor Kevin Lovell on-site. Construction was incomplete and there were a number of items out of compliance including: R325.1964(9) Ventilation not functioning in all required rooms; R325.1968(3) Grab bars not installed in all required rooms; R325.1974(1) Laundry dryer was not well-vented; R325.1969(1)(d) and

R325.1921(1)(b) Closet space was limited by the addition of exposed heat pump equipment and allowed resident access to the heat pump valves/electrical parts; R325.1970(7) Hot water temps were not between 105°-120°F; R325.1976(2) Kitchen handwashing sinks did not have goose neck inlet with wrist, knee or foot control; R325.1976(13) There were no test strips for checking chemical sanitization via dishwasher and 3-part sink; R325.1935(2) clean linen, towels, and washcloths supply was not sufficient to meet resident needs; MCL333.20178(1)(e) The physical environment and design features to support function of resident's with Alzheimer's disease or a related condition of securing windows in the memory care unit was not yet completed; and R325.1979(1) regarding keeping the facility in good repair, a number of showers did not have spray wand holders installed; The spray wands were laying on the floor of the showers. A number of memory care unit bathrooms that did not have toilet paper holders installed; Painting was not finished in memory care rooms/bathrooms and some bathrooms are still waiting mirror installation. A number of resident room doors were being re-hung due to improper opening/banging into one another.

- 08/18/2022 Contact – Document Sent
Listing of the items out of compliance was sent to D. Solden and copied to BFS supervisor L. DeWachter.
- 10/12/2022 Contact – Document Received
Pier-George Zaroni Health Facilities Engineering Section
Re: R325.1967& R325.1969(1)(d) addressed the addition of heat pumps in resident closets. Mr. Zaroni wrote there is sufficient remaining space inside and outside the closets.
- 10/14/2022 Contact – Document Received
BFS supervisor Larry DeWachter emailed that the closets are "all set" referencing the safety of the exposed heat pumps in the resident closets and the partial boards that have been installed to cover them.
- 10/21/2022 Contact – Document Received
BFS inspector Gordon Poyhonen emailed that the doors are installed, and the dryer vent corrected. Also, Mr. Poyhonen informed D. Solden that if a second dryer is added to either laundry room, he is to contact the local mechanical inspector for how they are to be installed.
- 10/21/2022 Contact – Document Received

D. Solden forwarded a food establishment license approval report dated 8/2/22 from Oakland Co senior public health sanitarian Bob Haralabakos.

- 10/26/2022 Contact – Document Received
D. Solden emailed that all construction corrections have been made for the home to come into compliance. The facility is ready for on-site licensing inspection.
- 10/27/2022 Inspection Completed On-Site
Met with administrator Tiffany Giammarco on-site. Most all corrections made, however, memory care common area toilet room exhaust was not functioning. Also, water temperature in this room would not reach 105°F. Ms. Giammarco said the test strips for confirming sanitization of the dishwasher and 3-part sink had been ordered and awaiting arrival.
- 11/01/2022 Contact – Document Received
Construction contractor Kevin Lovell emailed videos to demonstrate that the exhaust vent was now functioning in the memory care community bathroom, as well as the water temperature in this room complied.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

a. Physical Description of Facility

Orion Oaks Assisted Living & Memory Care is a newly constructed in 2022, one-story residential facility located in the northeast area of Oakland County. The building faces west and is located on the south side of Clarkston Road, a three-lane road zoned 45 mph. There are commercial retail complexes to the west of the building and wooded residential areas to the east of the building. The driveway and parking are located across the front of the building.

The facility has 60 single-occupancy residential units with a total approved capacity of 60 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, kitchen, a dining room, movie theater, hair salon, common area living rooms, staff break room, staff offices/desk areas, various activity spaces, and laundry service room. There are 30 single-occupancy residential units in this assisted living area. Each unit has its own attached bathroom with shower and HVAC thermostat.

The facility's memory care area is located along the north side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's

disease or a related condition. The memory care area is entered via the assisted living lobby. 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 phones/i-pads, notifying them as to which door has been opened.

There are 30 single-occupancy residential units in this memory care area. Each unit has its own attached bathroom with shower and HVAC thermostat. Windows in the memory care unit are equipped with stop devices so that they can only be opened a few inches for resident safety. The memory care unit has its own dining room, staff office/desk area, laundry, and activity space.

Emergency pull cords are present in all bathrooms to summon assistance from staff. Personal pendants are also available for residents to summon staff assistance. Staff will utilize I-pad devices for resident information, 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 two outdoor courtyards, each enclosed by the building, with one courtyard being accessible to the assisted living residents and the other accessible to memory care residents.

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 municipal water and sewer.

The facility is equipped with a generator that, during an interruption of the normal electrical supply, meets compliance to 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.

On 2/11/2021, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Gordon Poyhonen issued fire safety certification approval.

On 7/29/2021, the Dept. of LARA Health Facilities Engineering Section engineer Pier-George Zanoni issued an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 60 single-occupancy residential units for a total capacity of 60 beds.

On 8/18/2022, I conducted an on-site inspection of the building with administrator Tiffany Gimmarco and contractor Kevin Lovell. At that time, a number of items were not in compliance.

On 10/12/2022, Mr. Zanoni emailed that the facility had sufficient closet space even with the addition of heat pumps in resident closets.

On 10/14/2022, Bureau of Fire Services supervisor Larry DeWachter emailed confirmation of compliance for resident safety regarding the addition of boards to partially cover the heat pumps in the resident closets.

On 10/21/2022, Mr. Poyhonen emailed that he conducted a follow-up visit and confirmed installation of a kitchen door and revisions to the dryer vents.

On 10/27/2022, I returned to the building and met with administrator Tiffany Gimmarco to follow-up on the items that had been out of compliance during my 8/18/2022 inspection. Most all items were confirmed now in compliance, however, Ms. Gimmarco said she ordered dishwasher and 3-part sink test strips to test for sanitization, but they were not yet delivered. Also, the exhaust vent in one memory care community toilet room still was not functioning, and the water temperature in this room would not reach 105°F.

On 11/01/2022, the facility's building contractor Kevin Lovell submitted video to demonstrate the exhaust vent in the memory care community toilet room was now functioning and that the water temperature in this room reached 113°F.

b. Program Description

Orion Oaks Assisted Living & Memory Care is operated by The Laurels Of Lake Orion LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed it is a domestic limited liability company with a organization date of 1/25/2017.

As a licensed home for the aged, The Laurels Of Lake Orion LLC proposes to provide room, board, 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.

On 5/11/2022, The Laurels Of Lake Orion LLC authorized representative Dean Solden submitted a letter attesting Orion Oaks Assisted Living & Memory Care will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 10/21/2022, Mr. Solden submitted a food service establishment license approval report dated 8/2/22, from Oakland Co. senior public health sanitarian Bob Haralabakos.

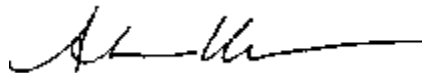
The facility's food service establishment license was observed posted in the home on 10/27/2022.

c. Rule/Statutory Violations

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

IV.RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 60 licensed beds and programs for aged and Alzheimer's disease or related condition care.



11/01/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



11/10/2022

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

Date