



STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

GRETCHEN WHITMER  
GOVERNOR

ORLENE HAWKS  
DIRECTOR

September 26, 2022

Amanda Germain  
Lake (Commerce) TRS LLC  
Suite 1700  
2711 N Haskell Ave  
Dallas, TX 75204

|                    |  |
|--------------------|--|
| RE: Application #: | AH630409731<br>The Avalon of Commerce Township<br>2500 Martin Parkway<br>Commerce Township, MI 48390 |
|--------------------|--|

Dear Ms. Germain:

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 157 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,

Kimberly Horst, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
Lansing, MI 48909  
(517) 256-9814

enclosure

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

**I. IDENTIFYING INFORMATION**

|                                   |  |
|-----------------------------------|--|
| <b>License #:</b>                 | AH630409731  |
| <b>Applicant Name:</b>            | Lake (Commerce) TRS LLC                              |
| <b>Applicant Address:</b>         | Suite 1700<br>2711 N Haskell Ave<br>Dallas, TX 75204 |
| <b>Applicant Telephone #:</b>     | (248) 329-1327                                       |
| <b>Authorized Representative:</b> | Amanda Germain                                       |
| <b>Name of Facility:</b>          | The Avalon of Commerce Township                      |
| <b>Facility Address:</b>          | 2500 Martin Parkway<br>Commerce Township, MI 48390   |
| <b>Facility Telephone #:</b>      | (248) 329-1327                                       |
| <b>Application Date:</b>          | 07/28/2021   |
| <b>Capacity:</b>                  | 157  |
| <b>Program Type:</b>              | Aged/Alzheimer's                                     |

## II. METHODOLOGY

|            |  |
|------------|--|
| 07/28/2021 | Enrollment   |
| 08/02/2021 | Application Incomplete Letter Sent<br>1326 & AFC100 for Amanda, Tax ID   |
| 08/02/2021 | Contact - Document Sent<br>1326 & AFC100   |
| 08/02/2021 | Contact - Document Received<br>1326 & AFC100 for Amanda  |
| 08/06/2021 | Contact - Document Received<br>Tax ID Letter   |
| 08/06/2021 | Comment<br>FP needed for Amanda  |
| 09/09/2021 | Contact - Document Received<br>RI030 for Amanda  |
| 09/17/2021 | Application Incomplete Letter Sent<br>requested policies and procedures  |
| 12/21/2021 | Inspection Completed-Fire Safety : C<br>Temporary until 2/21/22 by BFS inspector Don Christensen -<br>conducted as an annual inspection for the current licensee First<br>& Main AH630370124 at the same address.      |
| 02/24/2022 | Inspection Completed-Fire Safety : A<br>Re-check annual by Don Christensen   |
| 05/19/2022 | Contact - Document Sent<br>Document review sent  |
| 06/08/2022 | Contact - Document Received<br>Revised application rec'd signed by President Laura Sims still<br>dated 7/23/21 - changing the # of beds from 158 to 157.<br>Management company is Management Commerce Township<br>LLC. |
| 09/26/2022 | Inspection Completed on Site   |
| 09/26/2022 | Recommend License Issuance   |

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

The Avalon of Commerce Township is a three-story home for the aged facility that is located at 2500 Martin Parkway in Commerce Township. The Avalon of Commerce Township is approximately 35 miles from Detroit and close to lakes, M-5 freeway, restaurants, and many shopping areas.

The Avalon of Commerce Township is 103,660 square feet building. The heating system and colling system is comprised of heat pumps with energy recovery ventilation (EVR). Each resident's apartment has an individual control unit to regulate heating and cooling in the apartment.

The Avalon of Commerce Township has a total licensed bed capacity of 157 beds.

The Avalon of Commerce Township has a memory care unit located on the third floor and an assisted living located on the first and second floor.

The memory care unit 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 the memory care unit are locked requiring the use of a fob to 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 inches.

Each resident apartment has a bed, wardrobe, cable access, Wi-Fi, sink, shower, grab bars, and toilet. The bathrooms and the bed are equipped with emergency pull cords which when activated alerts staff members via pagers of the residents' need for assistance or emergency. In addition, the resident apartments located within the assisted living units, have a kitchenette that is equipped with a sink and a refrigerator.

Each floor has a fireplace with a television mounted on the wall of the adjacent activity room as well a dining, living, activity, and laundry rooms. 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 laundry room is located on each floor as well. A terrace is adjacent to the dining room locate on the second floor.

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/cold carts from the main kitchen to be served in the dining rooms three times daily. Snacks will be offered/provided to residents daily.

The entire building is equipped with a fire suppression system. On 2/24/2022, Don Christensen, State Fire Marshall with the Department of Licensing and Regulatory Affairs/ Bureau of Fire Services provided approval of the fire safety system.

The Avalon of Commerce Township has a 500 KW diesel fueled Cummins emergency power generator that serves the entire building. The facility is wheelchair accessible, uses public waster and sewage, and is non-smoking building. The facility has a monitoring system that includes video cameras in hallways, common areas, and at doors.

From 8:00am until 8:00pm, a receptionist will be available at the main entrance to the facility. From 8:00pm until 8:00am, visitors and guests will have to ring the doorbell at the main entrance 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.

The facility's memory care program statement was reviewed and found to be compliant with the requirements of MCL 333.20178.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed Lake (Commerce) TRS LLC is a foreign limited liability company with a qualification date of 5/7/21.

## **B. Program Description**

The Avalon of Commerce Township 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 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. The Avalon of Commerce Township 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, card games, etc. The Avalon of Commerce Township will not be holding any funds for residents. The facility will provide transportation at no charge to residents within a 15 mile radius of the facility. In addition, a beauty salon is located on the first and third floors for residents. Located on the first floor of the facility is Goldie's Bistro. On the first level there is the 5 and Dime store that is ran by the residents. A courtyard adjacent to the first floor with walking paths, tables, chair, and benches for the enjoyment of the residents. A fitness room is located on the first and second floors with free weights and various equipment for the use of the residents.

Staff training includes assistance in personal care, medication administration, the facility's disaster plans, resident rights, dementia, behavior management and all services identified in residents' service plans.

**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 HFA for 157 beds for a period of six months.



9/26/22

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Kimberly Horst  
Licensing Staff

Date

Approved By:



09/30/2022

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

Date