



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

April 24, 2018

Jayne Glaza
F&M Auburn Hills OPCO, LLC
#2200
2221 Health Drive SW
Wyoming, MI 49519

RE: Application #: AH630370122
First & Main of Auburn
3051 E. Walton Blvd.
Auburn Hills, MI 48326

Dear Ms. Glaza:

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. 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 #:	AH630370122
Applicant Name:	F&M Auburn Hills OPCO, LLC
Applicant Address:	#2200 2221 Health Drive SW Wyoming, MI 49519
Applicant Telephone #:	(616) 248-3566
Authorized Representative:	Jayne Glaza
Administrator:	Deborah Skotak
Name of Facility:	First & Main of Auburn
Facility Address:	3051 E. Walton Blvd. Auburn Hills, MI 48326
Facility Telephone #:	(248) 282-4094
Application Date:	12/12/2014
Capacity:	158
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

12/12/2014	Enrollment
01/06/2015	Application Incomplete Letter Sent
04/09/2018	Inspection Completed-Fire Safety: A
04/16/2018	Occupancy Approval (AH ONLY)
04/16/2018	Application Complete/On-site Needed
04/23/2018	Inspection Completed On-site
04/23/2018	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

First & Main Auburn Hills is a newly constructed three-story home for the aged facility that is located at 3051 E. Walton Blvd. in Auburn Hills, MI. First & Main Auburn Hills is approximately 30 miles from Detroit, MI, five miles from downtown Rochester, MI, three miles from Crittenton Hospital, and close to I-75 freeway, Oakland University, Meadowbrook Hall, Katke-Cousins Golf Course, restaurants, and many shopping areas such as The Village of Rochester Hills.

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

First & Main 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. Each of the one-bedroom style can accommodate a husband and wife or two individuals. On the first floor, there are eight studio style (Room/Apartment 1103, 1105, 1111, 1113, 1119, 1120, 1121, 1122, and 1123), 14 one bedroom style (Room 1101, 1102, 1104, 1106, 1107, 1108, 1109, 1110, 1115, 1117, 1123, 1124, 1125, and 1129), and one two bedroom style (Room/Apartment 1131). On the second floor, there are ten studio style (Room/Apartment 2202, 2205, 2208, 2210, 2221, 2227, 2228, 2229, 2230, and 2235), 21 one bedroom style (Room/Apartment 2204, 2206, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2223, 2225, 2226, 2231, 2232, 2233, 2237, 2239, 2241, and 2243), and four two bedroom style (Room/Apartment 2201, 2203, 2207, and 2209). On the third floor, there are 33 studio style (Room/Apartment 3301, 3307, 3309, 3321, 3323, 3325, 3326, 3327, 3328, 3329, 3333, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3360, 3361, 3362,

3363, and 3365) and 11 one bedroom style (Room/Apartment 3302, 3303, 3304, 3305, 3311, 3313, 3315, 3317, 3319, and 3331).

First & Main Auburn Hills has a memory care unit located on third floor and aged population (assisted living) unit located on the first and second floors.

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 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 resident room/apartment has a bed, cable access, Wi-Fi, sink, shower, grab bars, and toilet. Beds and furniture will be provided to residents, however, the residents can opt to bring their own bed or furniture. The resident rooms/apartments on the third floor (memory care unit) have a wardrobe in each apartment while apartments on the first and second floors have a closet for clothing and other personal items. The bathrooms and the head of the resident's bed are equipped with emergency pull cords which, when activated alerts staff members via pagers of the resident's need for assistance or emergency. In addition, the resident rooms/apartments located on the first and second 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 a dining, living, activity, and laundry rooms. The third floor (memory care unit) has four dining areas attached to four activity room areas. Each of the dining areas in the memory care unit 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 Department of Licensing and Regulatory Affairs/Health Facilities Engineering Section measured all of the resident bedrooms, common areas, and living spaces on 4/02/18. 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/cold carts from the main kitchen to be served in the 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 4/09/18, Gordon Poyhonen, State Fire Marshall with the Department of Licensing and Regulatory Affairs/Bureau of Fire Services provided approval of the fire safety system.

First & Main Auburn Hills has a 500 KW 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. 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/concierge 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 First & Main Auburn Hills 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.

F&M Auburn Hills OPCO, LLC is the owner of First & Main Auburn Hills. According to the of Licensing and Regulatory Affairs Business Entity Search, F&M Auburn Hills OPCO, LLC is a foreign limited liability company with a formation/qualification date of 5/21/15, the jurisdiction of origin is the state of Delaware, and the registered office is in Wyoming, MI.

F&M Auburn Hills OPCO, LLC has designated Jayne Glaza as the authorized representative and Deborah Skotak as the administrator of First & Main Auburn Hills. Ms. Glaza and Ms. Skotak are over 18 years of age and have over 17 years of experience working with seniors.

B. Program Description

First & Main Auburn Hills 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 twenty-four hour supervision, room, board, and assistance with personal care, including administration of medications. First & Main Auburn Hills 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. First & Main Auburn Hills will not be holding any funds for residents and 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 with the capacity to have massages and pedicure for the convenience of the residents. Located on the first floor of the facility is Goldie's Bistro and two patios with chairs and tables for social eating and gatherings. A courtyard is adjacent to the first floor with walking paths, tables, chairs, benches, Koi pond, and above ground planters for the enjoyment of the residents. A walking path is also available to the residents around the perimeter of the building with benches along the path for rest periods if needed. A fitness room is located on the first and second floors with free weights and various equipment for the use of the residents and their guests.

At this time, there are no residents residing in the home. Nine residents are

scheduled to move into First & Main Auburn Hills within a month upon completion of the original licensing process. The staffing at First & Main Auburn Hills will initially begin with two staff members on each shift: day shift 6:30 am to 3:00 pm; afternoon shift 2:30 pm to 11:00 pm; and midnight shift 10:30 pm to 7:00 am and adjustment will be made to the staffing level as needed. All the staff members will have 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 quarterly). 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. Glaza and Ms. Skotak 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 158 licensed beds for a period of six-months.

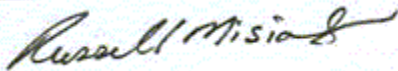


4/24/2018

Loma M Campbell
Licensing Staff

Date

Approved By:



4/24/18

Russell B. Misiak
Area Manager

Date