



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

September 18, 2020

Hollie Milodrowski  
Randall Residence of Auburn Hills, LLC  
310 White Oak Road  
Lawton, MI 49065

RE: Application #: AL630402686  
**Randall Residence of Auburn Hills IV**  
**3033 N. Squirrel Rd**  
**Auburn Hills, MI 48326**

Dear Ms. Milodrowski:

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 20 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Berry".

Cindy Berry, Licensing Consultant  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(248) 860-4475

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AL630402686
<b>Licensee Name:</b>	Randall Residence of Auburn Hills, LLC
<b>Licensee Address:</b>	310 White Oak Road Lawton, MI 49065
<b>Licensee Telephone #:</b>	(269) 624-4841
<b>Administrator/Licensee Designee:</b>	Hollie Milodrowski
<b>Name of Facility:</b>	Randall Residence of Auburn Hills IV
<b>Facility Address:</b>	3033 N. Squirrel Rd Auburn Hills, MI 48326
<b>Facility Telephone #:</b>	(248) 340-9296
<b>Application Date:</b>	12/09/2019
<b>Capacity:</b>	20
<b>Program Type:</b>	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

## II. METHODOLOGY

12/09/2019	On-Line Enrollment
12/09/2019	On-Line Application Incomplete Letter Sent 1326 for Hollie & AFC100 for Admin
12/10/2019	Inspection Report Requested - Fire
12/10/2019	Contact - Document Sent Fire Safety String
12/13/2019	Contact - Document Received 1326 & AFC100
02/18/2020	Application Incomplete Letter Sent
04/28/2020	Application Complete/On-site Needed
08/19/2020	Inspection Completed On-site
09/03/2020	Inspection Completed-BCAL Full Compliance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the administrative rules governing operation of large group adult foster care facilities with an approved capacity of 13-20 residents, licensed or proposed to be licensed after 5/24/1994.

Randall Residence I is located at 3033 N. Squirrel Road, Auburn Hills, MI 48326 and is owned by Tupelo Real Estate Investment, Inc - a Delaware Corporation. Proof of ownership is contained in the facility file. The licensee submitted a copy of a lease agreement for the facility which designates Randall Residence of Auburn Hills, LLC as the lessee.

Randall Residence I is a single story, barrier free designed structure, located in a suburban area of Auburn Hills, Michigan. The building is of wood and/or metal frame construction built on a concrete slab with exterior brick and vinyl siding. The facility contains a large entry foyer, living/great room, dining room, laundry room, office, mechanical room, two full bathes, a kitchen and 19 bedrooms with each containing a full bathroom and sitting area.

The facility is heated by four gas-fired boilers, with baseboard heating radiators. The gas fired boilers are contained in an approved enclosure that is equipped with a 1-hour fire rated door that has an automatic self-closing device and positive latching hardware and is located on the main floor of the building. The facility is also equipped with an interconnected, hardwired smoke detection system with battery back-up, which was installed by a licensed electrician and is fully operational. Central air conditioning is provided to all common areas of the facility.

Randal Residence I utilizes public water and sewage services with garbage disposal supplied through the City of Auburn Hills. The Office of Fire Safety conducted a fire safety inspection on 1/6/2020 and full approval was given. A copy of the fire safety inspection report is contained in the facility file. The facility has several fire extinguishers located throughout the building, including areas near flame and heat producing equipment. The facility has more than two means of egress that are barrier free and wheelchair accessible.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	29.4 x 11.6	341	1
2	29.4 x 11.6	341	1
3	29.4 x 11.6	341	1
4	29.4 x 11.6	341	1
5	28.3 x 11.6	328	1
6	29.4 x 11.6	341	2
7	29.4 x 11.6	341	1
8	29.4 x 11.6	341	1
9	29.4 x 11.6	341	1
10	26 x 13.8	350	1
11	23.2 x 13.9	322	1
12	29.4 x 11.6	341	1
13	29.4 x 11.6	341	1
14	29.4 x 11.6	341	1
15	29.4 x 11.6	341	1
16	28.3 x 11.6	328	1
17	29.4 x 11.6	341	1
18	29.4 x 11.6	341	1
19	29.4 x 11.6	341	1

**Total capacity: 20**

The indoor living and dining areas measure a total of 1343 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate 20 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

## **B. Program Description**

Randall Residence of Auburn Hills, LLC intends to provide 24-hour supervision, protection and personal care to male and female residents who are aged, physically handicapped or who have Alzheimer's Disease or other cognitive related conditions. The program will provide individualized care to meet the needs and preferences of each resident while maintaining their dignity. Each resident will be offered choices and encouraged to do as much as they can for themselves.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

## **C. Applicant and Administrator Qualifications**

Randall Residence of Auburn Hills, LLC, is a "Domestic Limited Liability Company", established in Michigan on 8/01/2019. Randall Residence of Auburn Hills, LLC submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility

The members of Randall Residence of Auburn Hills, LLC have submitted documentation appointing Hollie Milodrowski as licensee designee and administrator for this facility.

A criminal history background check of Hollie Milodrowski was completed, and she was determined to be of good moral character to provide licensed adult foster care. Ms. Milodrowski submitted a statement from a physician documenting her good health and current negative tuberculosis test results.

Ms. Milodrowski provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Ms. Milodrowski is a licensed practical nurse and has been registered in the State of Michigan since 9/26/2014. Ms. Milodrowski has worked in several assisted living facilities in the last six years as the director of resident care, resident services supervisor, and most recently executive director. She currently serves at the executive director of Randall Residence I, II, III and IV and has held this position since April 2019.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of 2 staff for 20 residents per shift. Randall Residence of Auburn Hills, LLC acknowledged that the staff to resident ratio may need to be increased in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. Randall Residence of Auburn Hills, LLC has indicated that direct care staff will be awake during sleeping hours.

Randall Residence of Auburn Hills, LLC acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Randall Residence of Auburn Hills, LLC acknowledged an understanding of the responsibility to assess the good moral character of employees. Randall Residence of Auburn Hills, LLC acknowledged the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access” to residents or resident information or both utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)) and the related documents required to demonstrate compliance.

Randall Residence of Auburn Hills, LLC acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee or licensee designee will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Randall Residence of Auburn Hills, LLC acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Randall Residence of Auburn Hills, LLC acknowledged the responsibility to maintain all required documentation in each employee’s record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee’s record.

Randall Residence of Auburn Hills, LLC acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Randall Residence of Auburn Hills, LLC acknowledge the responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident’s admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Randall Residence of Auburn Hills, LLC acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Randall Residence of Auburn Hills, LLC acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Randall Residence of Auburn Hills, LLC acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents personal money transactions that have been agreed to be managed by the applicant.

Randall Residence of Auburn Hills, LLC acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. Randall Residence of Auburn Hills, LLC indicated the intent to respect and safeguard these resident rights.

Randall Residence of Auburn Hills, LLC acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Randall Residence of Auburn Hills, LLC acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Randall Residence of Auburn Hills, LLC acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

#### **D. Rule/Statutory Violations**

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

**IV. RECOMMENDATION**

I recommend issuance of a six-month temporary license to this adult foster care large group home with a capacity of 20.



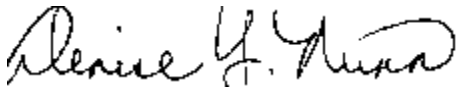
9/15/2020

---

Cindy Berry  
Licensing Consultant

Date

Approved By:



09/18/2020

---

Denise Y. Nunn  
Area Manager

Date