



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 26, 2022

Garry Young
Lake (Bloomfield) TRS LLC
Suite 1800
22711 N Haskell Ave
Dallas, TX 75204

RE: Application #: AH630409730
The Avalon of Bloomfield Township
100 W Square Lake Rd
Bloomfield Twp, MI 48302

Dear Mr. Young:

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) 241-1970.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Rogers".

Jessica Rogers, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(517) 285-7433

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630409730
Applicant Name:	Lake (Bloomfield) TRS LLC
Applicant Address:	Suite 1800 22711 N Haskell Ave Dallas, TX 75204
Applicant Telephone #:	(214) 754-8623
Authorized Representative:	Garry Matthew Young
Name of Facility:	The Avalon of Bloomfield Township
Facility Address:	100 W Square Lake Rd Bloomfield Twp, MI 48302
Facility Telephone #:	(248) 480-7343
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 Garry, Tax ID Letter
08/02/2021	Contact - Document Sent 1326 & AFC100
08/09/2021	Contact - Document Received 1326 for Garry, Tax Id Letter
08/23/2021	Contact - Document Received AFC100 for Garry
08/23/2021	Lic. Unit file referred for background check review FP & ICHAT hit for Garry. Referred to CPilarski for review
09/17/2021	Application Incomplete Letter Sent requested policies and procedures
11/22/2021	Inspection Completed-Fire Safety: A Re-check annual for current licensee AH630370118 at this location by Paul Mullett BFS inspector. May use this BFS report for this new license.
09/23/2022	Inspection Completed On-site Inspection completed on-site for CHOW at current license AH630370118 - First & Main of Bloomfield Township
09/26/2022	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Avalon of Bloomfield Township is a three story, 158 bed home for the aged that offers assisted living and memory care services. The facility has been continually licensed as a home of the aged since 1/4/2019. On 7/28/2021, an application was received by the department for a changed ownership of the operation and necessitated application for a new license.

The main facility entrance is located at the south side of the building. Upon entering the facility visitors and guests are greeted by the concierge desk that is occupied daily from 8:00am-8:00pm. The main entrance remains unlocked during concierge hours. After hours, visitors need to ring the doorbell to be let in by staff. Residents

are assigned individual key fobs which are programmed to allow the individual to access only the areas identified as appropriate by administration. The facility contains multiple seating and living room areas, two spa rooms, a fitness center, enclosed courtyard, laundry room, activity space, movie theater, chapel, two beauty salons, commercial kitchen, ample dining space and several other offices and work spaces.

The first and second floors of the facility are considered the assisted living areas and the third floor is designated to memory care residents. The first floor offers 42 beds and the second floor 61 beds in which the units are studio, one- and two-bedroom apartments that range in size from 128-316 square feet. On 11/7/2018, 19 first floor, and 25 second floor units were approved for double occupancy for a previous licensee by the Department of Licensing and Regulatory Affairs Health Facilities Engineering Section (HFES). There were four first floor rooms 1103, 1105, 1111, 1113 and 11 second floor rooms 2202, 2205, 2208, 2210, 2221, 2227, 2228, 2229, 2230, 2234, and 2235 approved for single occupancy by HFES. HFES approved room 1129 (a one-bedroom apartment) and room 1131 (a two-bedroom apartment) each for two licensed beds previously, however the facility floor plans have the rooms identified as room 1127 and 1129 consecutively. Room 2236 was not approved for occupancy previously by HFES and is designated the activity director's office. All assisted living apartments are outfitted with a kitchen containing a sink, small refrigerator and ample cabinet and counter space. Assisted living bathrooms all contain a sink, medicine cabinet, toilet and walk in shower. Assisted living apartments contain individually controlled heating and cooling and are wired for cable television.

The third-floor memory care unit called "The Village Program" offers 55 beds with three floor plans ranging in size from 185-269. On 11/7/2018, 11 of the units were approved for double occupancy for a previous licensee by HFES. There were 33 rooms 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 approved for single occupancy by HFES. Memory care apartments do not contain kitchens and only some units have individually controlled thermostats. The memory care unit offers four dining and activity spaces, along with two living room/solarium spaces.

Residents have the option to bring in their own furniture if they desire, so long as it meets fire safety requirements. If residents do not bring their own furniture, the facility will provide a twin bed, nightstand, and dresser/wardrobe. Each resident room is outfitted with a call system that summons staff for assistance and have pull cords located in each bedroom and bathroom. This call system alerts staff pagers of the exact location the resident is summoning assistance from. Additionally, assisted living residents are always required to wear emergency pendants.

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 facility has an emergency generator that is compliant with MCL 333.21335. Essential services are maintained during power outages such as heating and cooling, kitchen equipment and the fire detection system. There are designated electrical outlets throughout the facility that are operable in the event that power is interrupted, however resident rooms do not contain those outlets.

The facility is outfitted with approved fire suppression systems throughout the building. On 11/22/2021 the Bureau of Fire Services granted an acceptable fire safety certification.

Lake (Bloomfield) TRS LLC is the licensee of The Avalon of Bloomfield Township. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Lake (Bloomfield) TRS LLC is a foreign limited liability company, organized and filed on 5/7/2021. Lake (Bloomfield) TRS, LLC entered into a management agreement with Management Bloomfield Township, LLC effective 7/30/2021.

B. Program Description

The Avalon of Bloomfield Township is operated by Management Bloomfield Township, LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Management Bloomfield Township, LLC is a foreign limited liability company, organized and filed on 7/13/2021.

As a licensed home for the aged, Lake (Bloomfield) TRS, LLC proposes to provide room, board, and supervised personal care services to individuals 55 years of age or older in the facility known as The Avalon of Bloomfield Township. The facility represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff working in the memory care area. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice. The facility allows residents to choose their own personal pharmacy, Veteran Affairs if eligible, and/or the facility's contracted pharmacy, AMAC. Resident needs are assessed, and an initial service plan is written prior to admission to the facility.

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

The facility does not permit smoking inside the building but does have a designated smoking area outside on the premises for residents, staff, and visitors.

On 9/23/2022, Lake (Bloomfield) TRS, LLC's authorized representative Mr. Young stated the facility does not intend to hold resident funds.

On 9/23/2022, Lake (Bloomfield) TRS, LLC's authorized representative Mr. Young stated facility allows pets if certain criteria are met which includes an additional deposit and monthly service charge.

The facility offers transportation services free of charge within a 10-mile radius of the facility with additional charges per mile outside the radius.

St. Joseph Mercy hospital along with pharmacies, banking, retail, and food establishments are located within five minutes driving distance of the facility.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged public health code and administrative rules.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this home for the aged that will allow it to operate for a period of six months with a licensed bed capacity of 158.



09/26/2022

Jessica Rogers
Licensing Staff

Date

Approved By:



10/01/2022

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

Date