

November 11, 2009

Mr. Derek Delacourt
Planner
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI

RE: Oakmont/Boulevard Hills
City File No. 09-002

Dear Mr. Delacourt:

The following information is descriptive of the various Building Components for Oakmont/Boulevard Hills.

1. **ASSISTED LIVING FACILITY**

Building Height:	One (1) story
Number of Units:	
General Assisted:	37
Memory Care:	<u>27</u>
	64 Total

Operational Narrative

This facility will be licensed by the State of Michigan as a **Home for the Aged** in compliance with Michigan Department of Community Health, Bureau of Health Systems, Department of Human Services (PA368 1978).

Licensed as a **Home for the Aged** they will serve older adults (60 years +) who require/desire assistance with activities of daily living. The General Assisted Units (37) will provide a separate living and sleeping area and private bathroom and shower. The Memory Care Units (27) are designed for persons with Alzheimer's disease, dementia or some degree of memory loss. The units will have a separate living/sleeping area with private bath.

Each apartment is pre-wired for a private telephone and standard cable television. All apartments are equipped with a staff call system in the living and sleeping areas as well as the bathroom. The emergency call system annunciates in the corridor, the staff office, and lights a dome light located outside the resident apartment. Apartments are furnished with a twin size bed, matching nightstand and window treatments. Residents are encouraged to bring personal furnishings and accessories to make the apartment feel like home.

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Building Amenities include the following:

- Administrative Offices
- Parlor/Living Room
- Lounges
- Sunrooms
- Laundry
- Bathing/Therapy Rooms
- Activity/Crafts Room
- Dining Room (General Assisted) w/kitchen
- Dining Room (Memory Care) w/kitchen
- Prayer Room
- Café/Lounge
- Beauty Salon
- Physical Therapy/Exercise Room

On site personnel will include the Administrator, Resident Services Coordinator, Life Enrichment Coordinator, Office Manager, Dining and Nutrition Services Supervisor, and Environmental Supervisor for housekeeping, laundry and maintenance. Competent, caring personnel will be hired and trained to fulfill the needs of residents (both planned and unplanned) 24 hours a day. An appropriate complement of licensed and non licensed personnel will provide direct resident support services, including medication administration, and assistance with all basic activities of daily living (ADLs—dressing, bathing, hygiene, grooming, toileting, mobility, etc.) Nutritious meals will be prepared and served in the central dining room three times daily from our on site kitchen. A licensed nurse will be employed full time in the position of Resident Services Coordinator to assure medical and health care needs are met.

2. **SENIOR CONGREGATE FACILITY**

Building Height: Three (3) story (max. ht. 40' allowed Section 138-4.423)

Number of Units:

One Bedroom	84
One Bedroom/Den	12
Two Bedroom	<u>24</u>
	120 Total

Operational Narrative

This facility will be designed to accommodate older adults (60 years +) who require/desire various levels of assistance with activities of daily living, while not necessitating the twenty-four hour direct supervision of the Assisted Living Facility (Home for the Aged).

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This facility offers more choices about how active Senior Citizens want to live, ranging from types of floor plans, types of activities, meals and personalized services.

Each apartment will provide a full size residential kitchen, living room, bedroom(s) and bath.

All units are designed to provide additional provisions for assisting the ageing population (i.e. complete accessibility with wider doorways and halls, grab bars in showers).

Each apartment will be provided with an "Emergency Call" system that is monitored 24 hours by the Staff Office. The Building Administrator/Assistant is on call 24 hours/day to provide assistance (as needed) to all residents.

Building Amenities include the following:

- Administrative Offices/Building Administrator
- Activity Director
- Library/Computer Room
- Parlor
- TV Lounge
- Card Room
- Central Laundry
- Dining Room w/kitchen
- Central Mail Room
- Activity Room
- Beauty Salon
- Physical Therapy/Exercise
- Pharmacy
- Doctors Office/Exam Room
- Lounge
- Prayer Room
- Cinema
- Transportation/Van Service

As the building is not staffed with licensed or non-licensed medical personnel, the individual resident is free to contract with a "Home Health Care Provider" that can administer additional assistance to accommodate their individual needs to maintain routine daily living functions.

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If additional clarification is needed, please feel free to contact me.

Sincerely,

PROGRESSIVE ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Daniel A. Tosch". The signature is written in a cursive, flowing style with some loops and flourishes.

Daniel A. Tosch
President

DAT/gz

C: Armen Kalaydjian – Pomkal/Rochester LLC
Bruce M. Pregler – Facca Richter & Pregler, P.C.