



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 24, 2023

Megan Rheingans
Livonia Comfort Care, LLC
4180 Tittabawassee Rd
Saginaw, MI 48604

RE: Application #: AH820402086
Livonia Comfort Care
34020 Plymouth Rd
Livonia, MI 48150

Dear Ms. Rheingans:

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 88 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,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820402086
Applicant Name:	Livonia Comfort Care, LLC
Applicant Address:	34020 Plymouth Rd Livonia, MI 48150
Applicant Telephone #:	(989) 607-0001
Authorized Representative:	Megan Rheingans
Name of Facility:	Livonia Comfort Care
Facility Address:	34020 Plymouth Rd Livonia, MI 48150
Facility Telephone #:	(734) 743-2300
Application Date:	10/17/2019
Capacity:	88
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

10/17/2019	Enrollment
10/21/2019	Application Incomplete Letter Sent 1326 and update app complete highlighted sections
11/21/2019	Application Incomplete Letter Sent requested policies and procedures
05/20/2020	Contact - Document Received Owner Hamza Sikander submitted a letter attesting that no resident funds and no refundable deposits will be held, therefore, no surety bond is required.
05/28/2020	Contact - Document Sent Email to H. Sikander re: documentation that needs revision to meet compliance.
08/11/2020	Construction Permit Received Permit dated 7/28/20 from Pier-George Zaroni
10/08/2021	Application Incomplete Letter Sent
01/05/2022	Inspection Completed-Fire Safety: A Completed by Bureau of Fire Services inspector Paul Mullett
04/19/2022	Contact - Document Sent Returned documentation to administrator Megan Rheingans for revisions to meet compliance.
04/20/2022	Contact – Document Received BCAL 1603 changing authorized representative from H. Sikander to M. Rheingans.
06/01/2022	Contact - Document Sent BCAL 1606 form sent to AR M. Reingans for the appointment.
10/17/2022	Contact - Document Received Authorized representative Megan Rheingans submitted letter attesting no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc. until a food establishment license is attained from the Wayne Co. health dept.
10/27/2022	Contact - Document Received Health Facilities Engineering Section (HFES) engineer Pier-George Zaroni provided floor plan and room sheets for 88 bed capacity. Ten single-occupancy rooms in memory care. Sixty-

one rooms in assisted living with 17 approved for double occupancy: Rooms 109, 300, 301, 302, 303, 304, 305, 306, 307, 308, 400, 401, 402, 403, 406, 407, 504.

- 01/12/2023 Occupancy Approval (AH ONLY)
Health Facilities Engineering Section (HFES) engineer Pier-George Zanoni 10 MC rooms and 61 AL rooms = 71 rooms with total 88 bed capacity.
- 01/18/2023 Inspection Completed On-site – Met with authorized representative Megan Rheingans at the facility.
R325.1964(9)(b) Exhaust ventilation in the janitor closet and nearby spa did not function.
R3251.1976(13) The facility had no means to demonstrate that the multi-use utensils are sanitized.
MCL333.20178(1)(e) Windows in memory care common areas do not meet compliance with the facility's program statement that they will be equipped with a stopper to ensure openings are no more than 3-4 inches.
- 01/18/2023 Contact – Document Sent
Summary of items in non-compliance sent to AR M. Rheingans via email.
- 01/19/2023 Contact – Document Received
Megan Rheingans submitted videos and photos demonstrating compliance achieved for outstanding items identified during 1/18/23 inspection.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Livonia Comfort Care was built in 2023, a one-story I-2 wood frame construction residential facility located in northwest Wayne County. The building is on the north side of Plymouth Road, a five-lane road zoned 40 mph. There are commercial retail and office settings to the east, west and south of the building, and single-family residential area north of the building. Parking is available in the front and the driveway goes completely around the building.

The home has 71 residential units with a total approved capacity of 88 resident beds. The facility's main entrance leads into the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen,

dining room, movie theater, hair salon, spa room, staff break room, staff offices/desk areas, various activity spaces, and laundry service rooms.

There are 61 residential units in this assisted living area with 17 units approved for double occupancy: Rooms 109, 300, 301, 302, 303, 304, 305, 306, 307, 308, 400, 401, 402, 403, 406, 407, 504

Various unit configurations are available in this assisted living area including studios and one-bedroom units. Each assisted living unit has its own attached bathroom with shower and individualized heat/AC unit.

The facility's memory care area is a designated hallway located along the north side of the building. There are ten studio units in the memory care area, all approved for single occupancy. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, main exit doors in the memory care area are secured with delayed egress and require to be opened with staff assistance. Windows in this area are equipped with stop devices so that they can only be opened a few inches, also for resident safety.

The memory care unit has its own dining room, a staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

Each memory care unit has its own attached bathroom with shower and individualized heat/AC unit.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

Emergency pull cords are present in all resident bedrooms and bathrooms to summon assistance from staff. Personal emergency pendants will also be available to summon staff.

The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. Staff utilize I-phone devices to communicate with one another.

The facility has four exterior courtyard(s) surrounded by the building accessible to the residents in the assisted living and memory care areas.

This facility has city water and sewer. The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged licensed under Chapter 18 are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents

move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when the building is deemed to be uninhabitable by the fire department/first responders/administration.

The home has a natural gas powered 130 kilowatt emergency generator that meets compliance with MCL333.21335, in that it provides no less than four hours of service and generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

B. Program Description

On 10/17/2019, Livonia Comfort Care LLC submitted application a home for the aged license under building fire safety type Chapter 18 New Health Facility.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Livonia Comfort Care LLC is a domestic limited liability company with an organization date of 01/14/2019.

As a licensed home for the aged, Livonia Comfort Care LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Livonia Comfort Care.

On 05/20/2020, Livonia Comfort Care LLC's owner Hamza Sikander submitted a letter attesting no resident funds and no refundable deposits will be held. Therefore, no surety bond is required.

On 10/17/2022, Livonia Comfort Care LLC authorized representative Megan Rheingans submitted a letter attesting Livonia Comfort Care LLC will not serve food to any non-residents, such as staff, residents' family members, and other visitors, unless and until the home attains a food services establishment license from Wayne County Health Department.

C. Rule/Statutory Violations

On 01/05/2023, the Dept. of LARA Bureau of Fire Services state fire inspector Paul Mullett issued fire safety certification approval.

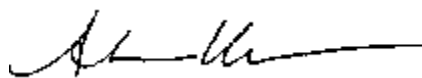
On 01/12/2023, the Dept. of LARA Health Facilities Engineering Section engineer Pier-George Zaroni submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 71 residential units with 17 units having double occupancy for a total capacity of 88 beds.

On 01/18/2023, I conducted an on-site inspection of the building with licensee authorized representative Meghan Rheingans. A few physical plant items were identified to be out of compliance. On 01/19/2023, Ms. Rheingans submitted documentation to demonstrate the items have been brought into compliance.

Therefore, the study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 88 licensed beds and programs for aged and Alzheimer's disease or related condition care.



01/23/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



01/24/2023

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

Date