



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

April 9, 2021

Shahid Imran
Hampton Manor of Bedford LLC
7560 River Rd
Flushing, MI 48433

RE: Application #: AH580402179
Hampton Manor of Bedford
3099 W Sterns Rd
Lambertville, MI 48182

Dear Mr. Imran:

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 114 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 black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH580402179
Applicant Name:	Hampton Manor of Bedford LLC
Applicant Address:	3099 W Sterns Rd Lambertville, MI 48182
Applicant Telephone #:	(989) 971-9610
Authorized Representative:	Shahid Imran
Administrator:	Carol Cancio
Name of Facility:	Hampton Manor of Bedford
Facility Address:	3099 W Sterns Rd Lambertville, MI 48182
Facility Telephone #:	(734) 807-5800
Application Date:	10/29/2019
Capacity:	114
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

10/29/2019	Enrollment
10/29/2019	Application Incomplete Letter Sent 1326 & RI030
11/21/2019	Application Incomplete Letter Sent requested policies and procedures.
02/24/2021	Comment Per Barbara Zabitz: Documents for sister facility Hampton Manor of Canton were reviewed and approved 2/9/2021. This facility is using those same documents where applicable. Documents that are substantially different were reviewed and approved.
03/15/2021	Inspection Completed-Fire Safety: A Approval from Bureau of Fire Services inspector Mike McCormick.
03/26/2021	Contact – Document Received No resident funds held attestation letter received.
03/26/2021	Contact – Document Received No management agreement attestation letter received.
03/26/2021	Occupancy Approval (AH ONLY) HFES engineer Austin Webster cc: Pier-George Zaroni – approving 20 units/single occupancy beds in memory care unit; and 56 units with 38 having double occupancy for 94 beds in assisted living. Total capacity 114 beds.
04/02/2021	Contact – Document Received Application information update changing capacity to meet room sheets.
04/02/2021	PSOR on Address Completed
04/05/2021	Inspection Competed On-site
04/06/2021	Contact – Document Sent Email to authorized representative Shahid Imran requesting verification of Resident rights & responsibilities posted, menus posted, disaster plans available to staff, thermometers in refrigerators/freezers, bedding/towels/washcloths, soap/towel dispensers installed, oxygen storage area defined. Also, provide video of water temperatures tested and LARA corporation online filing needs to be updated.

04/07/2021	Contact – Document Received Video of water temperatures received. LARA corporation online filing has been updated.
04/09/2021	Contact – Document Received Photographs received via email from administrator Carol Cancio confirming posting of items, thermometers, bedding/towels/washcloths, soap/towel dispensers installed and oxygen room defined.
04/09/2021	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Bedford is a newly constructed 2021, one-story residential facility located in the south-center of Monroe County at 3099 W. Sterns Road Lambertville, MI. The building faces north on W. Sterns Road, a road zoned 45 mph. There are shopping complexes to the west of the building and residential areas to the south and east of the building. The south and east areas directly around the building have wooded areas with drainage/retaining ponds. Parking is available all around the Hampton Manor of Bedford.

The home has 76 residential units and a total capacity of 114 resident beds. The facility's main entrance enters the assisted living area of the facility. This area includes administrative offices, conference room, kitchen, dining room, movie theater, hair salon, library, staff break room, staff offices/desk areas, various activity spaces, a spa room, and laundry service rooms. There are 56 residential assisted living units in this assisted living area with 38 units approved for double occupancy. The eighteen single occupancy assisted living area units are: Rooms 102, 103, 111, 112, 113, 114, 117, 118, 303, 305, 310, 312, 313, 315, 319, 321, 406, and 408. Various unit configurations are available including 18 single-bed studios, 19 one-bedroom units, 14 one-bedroom deluxe units and five 2-bedroom units. All units except for the studios can accommodate two residents. Each unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators will also be available in assisted living units. Approximately 22 assisted living units have sliding glass doors that provide access to the exterior courtyards. Main egress doors in the home are alarmed for security.

The facility's memory care area is located along the west side of the building. It is a secured area 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, all entrance/exit doors into the memory care area are

secured with numbered keypads that can be opened with staff assistance. The exit doors have audible alarms that sound when opened. An opened door will also send an alert to the staff via portable i-pads, notifying them as to which door has been opened. There are 20 studio units in the memory care area, all designed for single occupancy. Each unit has its own attached bathroom with shower and HVAC thermostat. The memory care unit has its own dining room, meal service area, staff office/desk area, and activity space.

All residential units have attached bathrooms. Pull cords are present in bathrooms to summon assistance from staff. Personal pendants are available for residents to wear and serve to summon staff assistance. Staff will utilize I-pad devices for resident information, alarm/notification system, and to communicate with one another. Windows in the memory care unit rooms are equipped with stop devices so that they can only be opened a few inches for resident safety. 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.

There are six outdoor courtyards. Two small courtyards are enclosed with an approximate five-foot decorative metal fence and they are not generally used by residents. The other four courtyards are surrounded by the building. These courtyards service the assisted living areas with two gazebos, a putting green, and seating areas. Memory care residents will have access to these areas with staff supervision.

The facility is equipped with whole home fire suppression system. Residents of a home for the aged 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 determined necessary by the fire department. The facility has city water and sewer.

The home has a natural gas powered 125,000-kilowatt generator that powers the fire alarm system, emergency call system and pendants, phones, data, medication rooms and staff stations, plumbing, egress lighting, kitchen outlets, heat, water, refrigerators, freezers, and every other light in the hallways and dining rooms. Certain red labeled plug outlets will also be powered and can be utilized for resident equipment such as oxygen concentrators and the like.

The Department of Licensing and Regulatory Affairs Bureau of Community and Health Services licensing staff Barbara Zabitz approved the home’s admission contract and related policies and procedures on 2/24/21.

The Department of Licensing and Regulatory Affairs Bureau of Fire Services state fire inspector Mike McCormick approved the whole-home fire suppression system on 3/15/21.

The Department of Licensing and Regulatory Affairs Health (LARA) Facilities Engineering Section engineer Austin Webster provided occupancy approval of the home and qualification for a total capacity of 114 beds on 3/26/21.

LARA Business Entity Search reveals Hampton Manor of Bedford LLC is a domestic limited liability company with a formation/qualification date in Michigan of 5/17/19. The licensee is the operator and landowner.

B. Program Description

Hampton Manor of Bedford proposes to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also 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 including specialized training for those working in the memory care area.

Hampton Manor of Bedford will have an activity director and will provide transportation to residents only for certain activities.

Hampton Manor of Bedford is a smoke-free campus. There will be no smoking in the facility nor anywhere on the premises. Staff may smoke inside their own cars if they so choose.

Hampton Manor of Bedford will allow small domestic pets weighing under 20 lbs., provided that the resident is capable to maintain care and control over the pet.

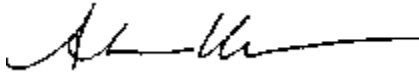
The facility will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Shahid Imran and administrator Carol Cancio regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged. The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit be issued. The terms of the license will enable the licensee to operate a home for the aged with 114 licensed beds and programs for aged and Alzheimer's disease or related condition care.

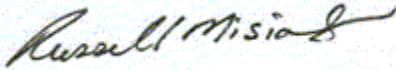


4/9/21

Andrea Krausmann
Licensing Staff

Date

Approved By:



4/9/21

Russell B. Misiak
Area Manager

Date