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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 10, 2021

Shahid Imran
Hampton Manor of Adrian, LLC
7560 River Road
Flushing, MI 48433

RE: Application #: AH460406857
Hampton Manor of Madison
1491 E. US-223
Adrian, MI 49221

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 120 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 #:	AH460406857
Applicant Name:	Hampton Manor of Adrian, LLC
Applicant Address:	7560 River Road Flushing, MI 48433
Applicant Telephone #:	(734) 673-3130
Authorized Representative:	Shahid Imran
Name of Facility:	Hampton Manor of Madison
Facility Address:	1491 E. US-223 Adrian, MI 49221
Facility Telephone #:	(734) 673-3130
Application Date:	12/22/2020
Capacity:	120
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

12/22/2020	Enrollment
12/22/2020	Contact - Document Sent 1605 sent to applicant
12/22/2020	Application Incomplete Letter Sent
01/05/2021	Contact - Document Received
01/07/2021	Contact - Document Received
01/29/2021	Application Incomplete Letter Sent Requested policy and procedures
11/30/2021	Contact - Document Received Final policy & procedures rec'd and approved.
11/30/2021	Inspection Completed – Fire Safety: A Mark Hornberger, BFS inspector
12/03/2021	Inspection Completed On-site I met with Razanne Pedawi and Carol Cancio at facility.
12/07/2021	Contact – Document Received Photos/videos confirming installation of dishwasher and ceiling tiles.
12/07/2021	Occupancy Approval – HFES engineer Austin Webster

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Madison was built in 2021, a one-story I-2 construction wood-framed new construction residential facility located in central Lenawee County at 1491 E. US-223 in Adrian. The building is on the south side of US-223, a five-lane road zoned 45 mph. The building is located in a densely populated commercial/retail area behind a tire store and sandwich shop. The building's entrance faces east. There are multi-family residential areas to the west and south. The property has a drainage/retaining area to the south of the building that has been enclosed with tall decorative fencing. The driveway and parking extend around the building.

The home has 85 residential units with a total approved capacity of 120 resident beds. The facility's main entrance enters 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, library, staff break room, staff offices/desk areas, various activity spaces, a spa room, and laundry service rooms. There are 63 residential units in this assisted living area with 35 units approved for double occupancy. The 35 single occupancy assisted living area units are rooms:

100,102,107,108,113,114,200,201,202,205,216,300,301,302,303,304,305,307,309,311,314,316,318,400,401,402,403,404,405,407,409,411,414,416 and 418.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Approximately 25 assisted living units have sliding glass doors that provide access to the exterior courtyards. Approximately eight units are equipped with electric LED lit non-heat fireplace units. Each assisted living unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators are also available in assisted living units.

The facility's memory care area is a designated hallway located along the west side (rear) of the building. 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, all exit doors in the memory care area are secured with numbered keypads and/or key fob activated devices that can be opened with staff assistance. The exit doors also have audible alarms that sound when opened. There are 22 studio units in the memory care area, all approved for single occupancy.

Each memory care unit has its own attached bathroom with shower and individual HVAC thermostat control. 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. The memory care unit has its own dining room, meal service area, staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Pull cords are present in bathrooms to summon assistance from staff. Personal pendants are available for residents in the assisted living area to wear and serve to summon staff assistance. Staff will utilize I-phone/I-pad/Android devices for resident information, alarm/notification system, and to communicate with one another. 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. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

There are six outdoor courtyards readily accessible to the assisted living area residents. Four of these courtyards are surrounded by the building. Main egress doors in the home are alarmed for security but not all doors to the courtyards are alarmed.

The facility is equipped with a 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. This facility has city water and sewer.

On 11/30/21, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Mark Hornberger issued fire safety certification approval.

The home has a natural gas powered 115-kilowatt natural gas fueled emergency 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 electric plug outlets will also be powered by the generator and can be utilized for resident equipment such as oxygen concentrators and the like.

On 12/7/2021, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey, Occupancy Approval of I-2 construction, Room Sheets, and Floor Plan approving 22 single occupancy units for a total of 22 beds in memory care unit, and 63 units with 35 having double occupancy for 98 beds in assisted living area. Total approved capacity 120 beds.

On 12/3/21, I conducted an on-site inspection of the building meeting with authorized representative Shahid Imran’s assistant Carol Cancio and his administrative executive Razanne Pedawi at the facility. On 12/7/21, Mr. Webster emailed photographs/videos of physical plant corrections including the hook up of dishwasher and install of the ceiling tiles.

B. Program Description

Hampton Manor of Madison is owned and operated by Hampton Manor of Adrian LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Hampton Manor of Madison LLC is a domestic limited liability company with an organization date of 11/26/19.

As a licensed home for the aged, Hampton Manor of Madison LLC proposes to provide room, board, protection, supervision, assistance, 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 Madison will have an activity director and will provide transportation to residents only for certain activities.

Hampton Manor of Madison 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 Madison will not be serving meals to non-residents, such as staff, residents' family members, and other visitors.

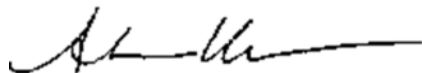
Hampton Manor of Madison LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Shahid Imran, his assistant Carol Cancio, and his administrative executive Razanne Pedawi 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 for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 120 licensed beds and programs for aged and Alzheimer's disease or related condition care at this location.



12/7/21

Andrea Krausmann
Licensing Staff

Date

Approved By:



12/10/2021

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

Date