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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

March 2, 2022

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

RE: Application #: AH390405806
Hampton Manor of Kalamazoo
210 N. 9th Street
Kalamazoo, MI 49009

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 99 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 #:	AH390405806
Applicant Name:	Hampton Manor of Kalamazoo LLC
Applicant Address:	7560 River Rd. Flushing, MI 48433
Applicant Telephone #:	(734) 673-3130
Authorized Representative:	Shahid Imran
Name of Facility:	Hampton Manor of Kalamazoo
Facility Address:	210 N. 9th Street Kalamazoo, MI 49009
Facility Telephone #:	(734) 673-3130
Application Date:	09/15/2020
Capacity:	99
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

09/15/2020	Enrollment
09/15/2020	Contact - Document Sent 1605 to HFES, BFS & Applicant
09/25/2020	Application Incomplete Letter Sent requested policies and procedures.
10/13/2021	Application Incomplete Letter Sent Same 9/25/20 letter sent to Shahid Imran's administrative executive Razanne Pedawi upon request.
02/11/2022	Inspection Completed-Fire Safety: A BFS inspector Ken Howe
02/15/2022	Occupancy Approval (AH ONLY) Austin Webster 48 AL units + 17 MC units = 65 units + 34 double occupancies in AL for a grand total of 99 beds.
02/15/2022	Inspection Completed On-site – Met with Razanne Pedawi.
02/17/2022	Contact – Document Received Revised HFA application changing number of beds requested from 81 to 99.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Kalamazoo was built in 2021, a one-story I-2 construction residential facility located in western Kalamazoo County at 210 N. 9th Street in Kalamazoo. The building is on the east side of 9th street, a three-lane road zoned 45 mph. It is located in a wooded area with single and multi-family residential buildings in the immediate vicinity and commercial retail nearby. The driveway and parking surround the building.

The home has 65 residential units with a total approved capacity of 99 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 48 residential units in this assisted living area with 34 units approved for double occupancy. The 14 single occupancy assisted living area units are: Rooms 201, 202, 203, 301, 302, 303, 305, 315, 316, 317, 318, 401, 402, and 403.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Approximately 16 assisted living units have sliding glass doors that provide access to the exterior courtyards. Ten residential 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 north side of the building. There are 17 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 numbered keypads and/or key fob activated devices that can be opened with staff assistance.

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. Emergency pull cords are present in bathrooms to summon assistance from staff. Personal emergency pendants are available for residents in the assisted living area to wear and also 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 five outdoor courtyards readily accessible to the assisted living area residents. Four of these courtyards are surrounded by the building. The fifth courtyard is surrounded by a decorative fence. 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.

The home has a natural gas powered 80,000-kilowatt 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 2/11/22, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Ken Howe issued fire safety certification approval.

On 2/15/22, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 31 studio units, 25 one-bedroom units, and nine two-bedroom units. Mr. Webster approved 65 residential units with 34 units having double occupancy for a total capacity of 99 beds.

On 2/15/22, I conducted an on-site inspection of the building with authorized representative Shahid Imran's administrative executive Razanne Pedawi.

On 2/17/22, Ms. Pedawi submitted a revised license application signed by Mr. Imran to change the requested number of licensed beds from 81 to 99, as approved by Mr. Webster.

B. Program Description

Hampton Manor of Kalamazoo is owned and operated by Hampton Manor of Kalamazoo LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Hampton Manor of Kalamazoo LLC is a domestic limited liability company with a date of organization 8/21/19.

As a licensed home for the aged, Hampton Manor of Kalamazoo LLC 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 Kalamazoo is a smoke-free facility.

Authorized representative Shahid Imran submitted an attestation that Hampton Manor of Kalamazoo will not be serving meals to any non-residents, such as staff, residents' family members, and other visitors.

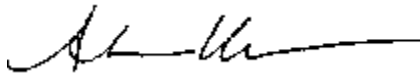
Hampton Manor of Kalamazoo LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

The study has determined substantial compliance with home for the aged 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 99 licensed beds and programs for aged and Alzheimer's disease or related condition care.



03/02/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



03/02/2022

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

Date