



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 25, 2023

Santanu Ray
Harborside Senior Living LLC
49063 Gaviota Ln
Macomb, MI 48044

RE: Application #: AH580403754
Harborside Senior Living
10701 Valleywood Ave
Luna Pier, MI 48157

Dear Mr. Ray:

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 30 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 #:	AH580403754
Applicant Name:	Harborside Senior Living LLC
Applicant Address:	10701 Valleywood Ave Luna Pier, MI 48157
Applicant Telephone #:	(248) 767-4400
Authorized Representative:	Santanu Ray
Name of Facility:	Harborside Senior Living
Facility Address:	10701 Valleywood Ave Luna Pier, MI 48157
Facility Telephone #:	(734) 636-4000
Application Date:	03/03/2020
Capacity:	30
Program Type:	AGED

II. METHODOLOGY

03/03/2020	Enrollment
03/03/2020	Application Incomplete Letter Sent 1326 & RI030 for Santanu & 1605 sent to applicant
06/02/2020	Contact - Document Received 1326, RI030, Tax ID Letter
07/28/2020	Application Incomplete Letter Sent
11/21/2022	Inspection Completed-Fire Safety: C Temporary approval until 2/28/2023 by Bureau of Fire Services (BFS) inspector Michael Pool.
12/01/2022	Contact - Document Received Authorized representative Santanu Ray submitted a letter attesting no resident funds and no refundable deposits will be held. Therefore, no surety bond is required.
12/01/2022	Contact - Document Received Authorized representative Santanu Ray submitted a letter attesting no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc. unless and until a food service establishment license is attained from Monroe Co. Health Dept.
01/10/2023	Inspection Completed-Fire Safety : A Fire Safety Certification approval by BFS inspector Michael Pool
01/12/2023	Occupancy Approval (AH ONLY) Health Facilities Engineering Section (HFES) engineer Austin Webster.
01/17/2023	Inspection Completed On-site – Met with Santanu Ray and Kaushikkuma Patel at facility. R325.1964(9)(b) Ventilation in hair salon did not have continuously operated exhaust. R325.1976(2) The kitchen lavatory for handwashing was not equipped w/wrist, knee or foot control. R3251.1976(13) The facility had no means to demonstrate that the multi-use utensils are sanitized.
01/24/2023	Contact - Document Received Administrator Kaushikkuma Patel submitted videos and photo to demonstrate having brought physical plant items into compliance.

01/25/2023

Contact – Telephone call made – I called Monroe Co public health dept. Spoke with Tammy Kamprath, who confirmed with the Manager of Environmental Health, Chris Westover, that the facility has been inspected and paid the fee for their food services establishment license. It is just a matter of weeks before they receive that license.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Harborside Senior Living was built in 2023, a one-story I-1 condition 2 type construction residential facility located in southeastern Monroe County. The building is on the west side of Valleywood Ave, a road zoned 25 mph. It is located within a single-family home residential area and there are some commercial retail buildings nearby. The facility's main entrance is located behind the building. There are parking lots in front and behind the building.

The home has 20 residential units with a total approved capacity of 30 resident beds. The facility is designed for aged residents that require assistance with activities of daily living. The facility includes the lobby, administrative office, the kitchen, dining room, hair salon, and laundry service rooms. There are 20 residential units with 10 units approved for double occupancy: Rooms 103, 104, 107, 108, 109, 111, 113, 114, 117, and 118. Each residential unit has its own attached bathroom with shower, individualized heat/AC unit, a compact refrigerator/freezer and microwave oven. Emergency pull cords are present in all resident bedrooms and personal pendants will be provided for residents in order to summon assistance from staff. The facility has an exterior patio accessible to the residents just off the dining room area.

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. Staff will utilize I-phone devices to communicate with one another.

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 determined necessary by the fire department. This facility has municipal water and sewer.

The home has an 80-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 03/03/2020, Harborside Senior Living 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 Harborside Senior Living LLC is a domestic limited liability company with an organization date of 02/05/2020.

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

On 12/01/2022, Harborside Senior Living LLC's authorized representative Santanu Ray submitted a letter attesting no resident funds and no refundable deposits will be held. Therefore, no surety bond is required.

On 12/01/2022, Harborside Senior Living LLC authorized representative Santanu Ray submitted a letter attesting Harborside Senior Living 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 Monroe County Public Health Department. On 01/25/2023, I confirmed with Monroe Co. Public Health Dept. that the home passed inspection and paid the fee. The food services establishment license is forthcoming.

C. Rule/Statutory Violations

On 01/10/2023, the Dept. of LARA Bureau of Fire Services state fire inspector Michael Pool issued fire safety certification approval.

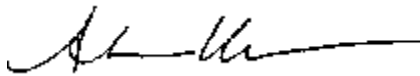
On 01/12/2023, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 20 residential units with 10 units having double occupancy for a total capacity of 30 beds.

On 01/17/2023, I conducted an on-site inspection of the building with licensee authorized representative Santanu Ray and administrator Kaushikkuma Patel. A few physical plant items were identified to be out of compliance. On 01/24/2023, Mr. Patel submitted videos and photo 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 30 licensed beds and a program for aged residents.



01/24/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



01/25/2023

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

Date