



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

August 3, 2023

Shahid Imran
Hampton Manor of Commerce
100 Decker Rd.
Walled Lake, MI 48390

RE: Application #: AH630414388
Hampton Manor of Commerce
100 Decker Rd.
Walled Lake, MI 48390

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 80 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 (877) 458-2757.

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 #:	AH630414388
Applicant Name:	Hampton Manor of Commerce LLC
Applicant Address:	100 Decker Rd. Walled Lake, MI 48390
Applicant Telephone #:	(248) 896-1400
Authorized Representative:	Shahid Imran
Name of Facility:	Hampton Manor of Commerce
Facility Address:	100 Decker Rd. Walled Lake, MI 48390
Facility Telephone #:	(248) 896-1400
Application Date:	10/05/2022
Capacity:	80
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

06/27/2022 Inspection Completed-Fire Safety: C
Temporary until 8/29/2022 by Bureau of Fire Services (BFS) inspector Don Christensen for current licensee at this same address. May be used for this applicant as well.

09/07/2022 Inspection Completed-Fire Safety: C
Re-check by BFS inspector Don Christensen temporary approval until 10/07/2022 for current licensee at this same address. May be used for this applicant as well.

10/05/2022 Enrollment – Home for the Aged license application received

10/05/2022 Application Incomplete Letter Sent
Sent to authorized representative (AR) Shahid Imran via email.

10/20/2022 Inspection Completed-Fire Safety: C
Temporary approval until 12/20/22 by BFS inspector Don Christensen for current licensee at this same address. May be used for this applicant as well.

12/29/2022 Inspection Completed-Fire Safety: C
Temporary approval until 3/3/2023 by BFS inspector Don Christensen for current licensee at this same address. May be used for this applicant as well.

02/02/2023 Contact - Document Received
Authorized representative Shahid Imran submitted a letter dated 2/1/2023 attesting no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc.

03/02/2023 Inspection Completed-Fire Safety: A
Re-check annual for current licensee at this same address, approved by BFS inspector Don Christensen - may be used for this applicant.

03/20/2023 Contact - Document Received
Authorized representative (AR) Shahid Imran submitted a letter dated 2/1/2023 attesting no resident funds and no refundable deposits will be held, therefore, no surety bond is required.

04/05/2023 Contact - Document Received
BCAL1603 & BCAL 1606 appointing Shahid Imran in both roles also rec'd bill of sale. Ready for on-site inspection.

04/05/2023 Contact - Document Received
AR S. Imran submitted a letter dated 4/5/2023 attesting the facility's generator meets compliance with MCL333.21335.

04/07/2023	Inspection Completed On-site Met with owner/AR Shahid Imran's assistants, Razanne Pedawi and Carol Cancio, at the facility.
04/07/2023	Inspection Completed-BCAL Sub. Compliance Items out of compliance: R325.1976(2) Kitchen handwash sinks did not have wrist, knee or foot control; R325.1953(1) Home did not post menu for both regular and therapeutic diets that were being served; R325.1954 Home did not maintain a meal census nor the kind and amount of food used for the preceding 3 month period; R325.1917(1) home serves food to employees as an employee benefit but does not hold a food establishment services licenses via Oakland Co health dept.
04/11/2023	Contact - Document Received Revised application rec'd 04/11/2023 changing the requested bed number from 73 to 80 - signed by S. Imran. Will replace original application received on 10/05/2022.
04/13/2023	Contact - Document Received Photos of kitchen handwashing faucets having wrist control handles installed from C. Cancio via email.
05/01/2023	Contact - Document Received Email from C. Cancio along with attestation letter dated 2/1/2023 from S. Imran that no food will be served to non-residents; copies of meal census and menu records.
05/02/2023	Contact - Document Received Record of the kind and amount of food used submitted.
06/30/2023	Contact – Document Received All investigations completed on previous licensee at this address have been resolved.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility at 100 Decker Road, Walled Lake is a single-story building that was built in 2021, and has been continuously occupied and licensed as a home for the aged. It is located in the south-central area of Oakland County. The building is free standing on the east side of Decker Road, a three-lane road zoned 35 mph. It is situated within a wooded area alongside single-family homes and various shopping strip malls nearby.

The home presently has a total of 51 residential units along with an unfinished shell of an addition attached. In 2021, the previous owner/licensee submitted plans to the department to build the home in two phases. Phase one was construction of the current 51 units, and Phase two was to be an addition of 40 more units. However, the build-out of Phase two was not completed. Presently, it is a series of wood frame construction timbers built on sand. This area remains unfinished and closed off from resident access.

Of the finished area, 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, staff break room, activity space, and laundry service room. There are 39 residential units in this assisted living area. The new owner has requested 29 rooms to be approved for double occupancy. Review of the Health Facilities Engineering Room Sheets from 2021 reveal there is sufficient space and other home attributes to support this number of beds. Therefore, the following room numbers are approved for double occupancy: 101,102,105,107,108,111,200,201,203,204,205,206, 207,208,209,210,212, 400,401,403,404,405,406,407,408,409,410,412,413. This results in a total capacity of 68 assisted living area beds.

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

The facility's memory care area is a specifically designated area of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. There are 12 studio units in the memory care area, each approved for single occupancy. Each memory care unit has its own attached bathroom with shower. Memory care rooms are not individually climate controlled. Staff adjust the HVAC system with a centralized thermostat located in a staff office area.

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 and require fob devices 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 with meal service area, a staff office area, activity space and laundry room. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

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 be available also to summon staff assistance.

The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. The facility has four exterior courtyard(s) surrounded by the building accessible to the residents in the assisted living area.

This facility has municipal 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.

On 04/05/2023, Hampton Manor of Commerce LLC’s authorized representative, Shahid Imran, submitted a letter attesting that the facility's emergency generator meets compliance with MCL333.21335, affirming that during an interruption of the normal electrical supply 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

The facility at 100 Decker Road Walled Lake, MI has been continuously licensed as a home for the aged since 01/15/2021. As a result of a change of ownership, on 10/05/2022 Hampton Manor of Commerce LLC submitted a home for the aged license application under building fire safety type Chapter 19 Existing Health Facility with programs for serving aged residents and those with Alzheimer’s disease or a related condition.

A bill of sale dated 03/10/2022 was submitted to the department, which confirmed the change ownership of the operation and necessitated application for a new license

The facility, to be named Hampton Manor of Commerce, is operated by Hampton Manor of Commerce LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Hampton Manor of Commerce LLC is a domestic limited liability company with an organization date of 02/18/2022.

As a licensed home for the aged, Hampton Manor of Commerce LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Hampton Manor of Commerce. 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 Commerce LLC 's authorized representative Shahid Imran submitted a letter dated 02/01/2023 attesting the facility will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

Mr. Imran also submitted a letter dated 02/01/2023 attesting Hampton Manor of Commerce LLC, will not serve food to any non-residents, such as residents' family members, employees, vendors, and other visitors. However, during the on-site inspection on 04/07/2023, the facility's cook, Maureen Klein, said the facility does serve food to the employees, as part of an employee benefit package. On 05/01/2023, Mr. Imran's assistant, Carol Cancio, emailed that the new applicant Hampton Manor of Commerce LLC will not serve food to non-residents and she re-submitted Mr. Imran's 02/01/2023 attestation letter that food will not be served to non-residents. May this licensing study report serve to inform the applicant in writing, that food shall not be served by the facility to non-residents unless and until the home attains a food service establishment license from the local health department and submits a copy of that document to the Dept. of Licensing and Regulatory Affairs.

C. Rule/Statutory Violations

When this facility was initially licensed as a home for the aged, on 01/13/2021 the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving Phase 1 of 51 residential units, 39 residential units in the assisted living area and 12 residential units in the memory care area. Phase 2 for the additional 40 residential units was not completed and therefore, is not licensed.

On 03/22/2023, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Don Christensen issued fire safety certification approval for the current licensee at this address. This approval may be utilized for this applicant.

On 04/05/2023, Hampton Manor of Commerce LLC's authorized representative, Shahid Imran, submitted a letter attesting that the facility's emergency generator meets compliance with MCL333.21335, affirming that during an interruption of the normal electrical supply 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.

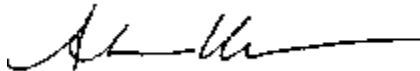
On 04/07/2023, I conducted an on-site inspection of the building with licensee authorized representative Shahid Imran's assistants, Razanne Pedawi and Carol Cancio. A few

items were identified to be out of compliance. On 4/13/2023, Ms. Cancio submitted photos via email of the handwashing sink handles having been replaced. On 05/01/2023, Ms. Cancio submitted documentation to demonstrate compliance with the other items of menus, meal census, kind and amount of food used records and Mr. Imran's attestation of no food served to non-residents.

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 80 licensed beds and programs for aged and Alzheimer's disease or related condition care.



05/02/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



08/03/2023

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

Date