



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

August 3, 2023

Shahid Imran
Hampton Manor of Taylor
13750 Pardee Rd
Taylor, MI 48180

RE: Application #: AH820410005
Hampton Manor of Taylor
13750 Pardee Rd
Taylor, MI 48180

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 102 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 #:	AH820410005
Applicant Name:	Hampton Manor of Taylor LLC
Applicant Address:	13750 Pardee Rd Taylor, MI 48180
Applicant Telephone #:	(989) 671-9610
Authorized Representative:	Shahid Imran
Name of Facility:	Hampton Manor of Taylor
Facility Address:	13750 Pardee Rd Taylor, MI 48180
Facility Telephone #:	(989) 971-9610
Application Date:	08/20/2021
Capacity:	102
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

08/20/2021	Enrollment
08/23/2021	Application Incomplete Letter Sent 1326 a-FP form
03/14/2022	Contact - Document Received 1326
03/17/2022	Application Incomplete Letter Sent Policies and procedures requested sent to AR S. Imran and assistant R. Pedawi via email.
05/03/2023	Contact - Document Received Owner/authorized representative Shahid Imran 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 via Wayne County health department.
05/03/2023	Contact – Document Received Owner/authorized representative Shahid Imran submitted a letter attesting no resident funds and no refundable deposits will be held, therefore, no surety bond is required.
06/08/2023	Contact - Document Received HFES opening survey completed by Austin Webster - occupancy not approved. Various items to be addressed by applicant.
06/14/2023	Occupancy Approval (AH ONLY) Austin Webster HFES engineer indicated BFS Larry DeWachter gave Bureau of Fire Services (BFS) approval on 05/31/2023
06/28/2023	Inspection Completed-Fire Safety : A BFS supervisor Larry DeWachter completed the report
07/06/2023	Contact - Document Received Application from S. Imran was updated to change capacity request before licensure issuance from 113 beds to match HFES occupancy approval at 102 beds. This updated application will replace the original received on 08/20/2021.
07/06/2023	Inspection Completed On-site Met w/owner Shahid Imran's assistant Carol Cancio on-site.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Taylor is a newly constructed 2023, one-story I-2 construction residential facility located in south-central Wayne County. The building is on the west side of Pardee Road, a five-lane highway zoned 35 mph. There are single-family and multi-family residential homes in the immediate wooded area and various commercial/retail buildings are within blocks of the building. The driveway is in front, along the south side, and behind the building with parking available in all three locations.

The home has a total of 81 residential units with a capacity of 102 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, private dining/conference room, the main kitchen, dining room, movie theater, hair salon, staff offices/desk areas, various activity spaces, a spa room, and laundry service rooms. There are 65 residential units in this assisted living area with various unit configurations including studio, one-bedroom and two-bedroom apartments. There are 21 units approved for double occupancy: Rooms 5, 7, 9, 11, 17, 19, 21, 23, 29, 31, 33, 39, 41, 43, 45, 52, 54, 56, 58, 64, and 65. The remaining 44 rooms are single occupancy for a total capacity of 86 assisted living beds.

The facility's memory care area is a designated hallway located along the west side 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. There are 16 single occupancy residential units in memory care. The room numbers are 67 to 82. It is noted that an additional room #66 was converted from being a resident room to be an activity room, because the memory care unit does not provide sufficient day/dining/activity space for 17 residents. 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. Windows in the memory care unit rooms are equipped with stop screws to prevent them from being opened more than 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.

Each residential unit has an HVAC thermostat and an attached bathroom with shower. Compact refrigerators will be available in assisted living units. Emergency pull cords are available in all bathrooms to summon assistance from staff. Emergency pendants will be available for assisted living residents to wear and call staff for help. Staff will utilize android phones to communicate with one another and for notification of door alarms, emergency call pendants and pull cords that have been activated.

A bed and bedside table along with towels, washcloths, and bedding will be available to each resident, 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 two outdoor courtyards surrounded by the building and readily accessible to the assisted living area residents. Some assisted living units have sliding glass doors that provide direct access to the exterior courtyards. Some assisted living units have non-heat producing electric fire places.

The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a Chapter 18 new 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 first responders or administration. This facility has city water and sewer.

The home has a natural gas powered 100-KW generator that in accordance with MCL 333.21335, during an interruption of the normal electrical supply, it is capable to provide not less than four hours of service and generating 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 is owned and operated by Hampton Manor of Taylor LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Hampton Manor of Taylor LLC is a domestic limited liability company with an organization date of 12/17/2018.

On 08/20/2021, Hampton Manor of Taylor LLC submitted application for a home for the aged license under building fire safety type Chapter 18 New Health Facility with programs for serving aged residents and those with Alzheimer’s disease or a related condition. As a licensed home for the aged, Hampton Manor of Taylor 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.

On 05/03/2023, authorized representative Shahid Imran submitted a letter dated attesting that Hampton Manor of Taylor LLC will not be serving food to any non-residents, such as residents’ family members, employees, vendors, and other visitors,

unless and until a food service establishment license is attained through the Wayne County Health Department.

On 05/03/2023, Mr. Imran also submitted a letter attesting that Hampton Manor of Taylor LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is required.

C. Rule/Statutory Violations

On 06/28/2023, the Dept. of LARA Bureau of Fire Services (BFS) supervisor Larry DeWachter issued fire safety certification approval of the facility.

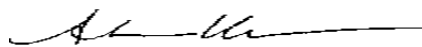
On 06/14/2023, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 81 residential units, specifically 16 in memory care and 65 in assisted living, with 21 assisted living units approved for double occupancy, for a total capacity of 102 beds.

On 07/06/2023, I conducted an on-site inspection of the building. I met with Carol Cancio, assistant to the facility's owner/authorized representative Shahid Imran.

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



07/07/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



08/03/2023

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

Date