



STATE OF MICHIGAN  
DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING



JENNIFER M. GRANHOLM  
GOVERNOR

ISMAEL AHMED  
DIRECTOR

May 21, 2010

Michael Shehadi  
Willow Commons  
44401 I-94 S Service Dr  
Belleville, MI 48111

RE: Application #: AH820304947  
Willow Commons  
44401 I-94 S Service Dr  
Belleville, MI 48111

Dear Mr. Shehadi:

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 except for the roof. The Bureau of Health Facilities Engineering Section has determined that the roof needs to be replaced immediately. You have submitted a plan covering the violation cited in this report which has been approved. Therefore, a temporary license with a maximum capacity of 210 is issued based on the approved building plan that you have submitted.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (517) 241-2585.

Sincerely,

Lilly Anne, Licensing Staff  
Bureau of Children and Adult Licensing  
28 N. Saginaw, Suite 1000  
Pontiac, MI 48342  
(248) 975-5089

Enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH820304947
<b>Applicant Name:</b>	Willow Commons LLC
<b>Applicant Address:</b>	Suite 322 13530 Michigan Avenue Dearborn, MI 48126
<b>Applicant Telephone #:</b>	(313) 737-0691
<b>Authorized Representative:</b>	Michael Shehadi
<b>Administrator</b>	Susan Riley
<b>Name of Facility:</b>	Willow Commons
<b>Facility Address:</b>	44401 I-94 S Service Dr Belleville, MI 48111
<b>Facility Telephone #:</b>	(313) 737-0691
<b>Application Date:</b>	09/28/2009
<b>Capacity:</b>	210
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

09/28/2009	Enrollment
09/30/2009	Contact - Document Sent. Plan Reviews sent
09/30/2009	File Transferred To Field Office
03/05/2001	Original Occupancy Approved. Facility Transmittal Sheet containing the room sheets from Bureau of Health Facilities Engineering Section (BHFES).
10/09/2009	Application Incomplete Letter Sent
11/12/2009	Inspection Completed On-site. Physical plant inspection by BHFES.
12/02/2009	Contact Document Sent – Confirming letters sent to applicant regarding BHFES findings.
04/26/2010	Inspection Completed – Fire Safety: A
05/03/2010	Contact - Documents Received – Required documents received for review.
05/10/2010	Contact – Face to Face. Met with applicant and administrator to discuss needed revisions for required documents.
05/11/2010	Inspection Completed On-site.
05/18/2010	Contact - Documents Received - Revisions to policies and procedures and other required documents, including Building Program Plan.
05/19/2010	Contact - Telephone call made. Requested documents. Updated floor plan received.
05/20/2010	Contact – Documents received.
05/19/2010	Exit Conference

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The facility is a single-story building made of masonry block construction. Field reports from the Bureau of Health Facilities Engineering Section (BHFES) establish that the

facility was originally constructed in 1969 to serve as a nursing home, Belle Woods Continuing Care Center, which closed in the 1990's. The building was renovated in 2000 and converted to a Home for the Aged in 2001; license issued to Willow Creek Assisted Living (AH820236925) for 214 beds. An 80 kw natural gas fired generator provides emergency electrical service. Heat is provided by two hot water boilers and perimeter fin tube baseboard. Domestic hot water is provided by two boilers equipped with a large storage tank. Hot water to resident care areas is provided through a mixing valve.

Willow Commons' main entrance opens into a large nicely decorated lobby. An enclosed courtyard sits between the north and south wings of the building. The facility has 64 resident rooms and 17 shower/bathing areas. There are two private rooms, 20 semi-private rooms, and 42 bedrooms with four beds each. Willow Commons has a large dining room; an activity room; physical therapy room; and a beauty shop. The Wellness Center is located next to the alcove with vending machines on the South Hall.

The Special Care Unit (SCU) is located on the western half of North Hall and has 23 beds; one private room, one semi-private room, and five rooms with four beds. SCU is designed for residents with Alzheimer's disease and other related conditions and it is secured with a keypad locking system. Common areas on the SCU include a dining room that is used for activities, a day room, lounge, two separate shower rooms, and two tub rooms for bathing.

The area next to SCU is called Basic Care/North Hall (BC/NH) and it has 85 beds. There are 14 rooms with four beds, 14 semi-private rooms, one private room, a day room, and a lounge on BC/NH.

South Hall, called Personal Care/South Hall (PCS), has 78 beds; 18 rooms with four beds, three semi-private rooms, and a day room adjacent to the fire exit door at the west end of the hall.

There is a short wing branching off from PCS that is called Supportive Care/South (SCS). It has 24 beds: five rooms with four beds and two semi-private rooms. A lounge is located at the junction of the PCS and SCS.

## **B. Program Description**

The facility's program statement is to provide protection and supervision for residents in a safe and caring environment while aging in place. Willow Commons will provide services to individuals over age 60 and to persons under age 60 admitted under an age waiver approved by the Bureau of Children and Adult Licensing.

Residents that need assistance with activities of daily living and other supportive care will receive room and board; 24-hour staffing; assistance with eating; toileting; bathing; dressing; grooming; transferring; taking prescribed medication; diabetic care, colostomy care, catheter care, and wound care; specialized diets; daily housekeeping; linen and

personal laundry; and daily activities with scheduled calendar events. Transportation to and from scheduled events is at no charge and fees for transportation to and from doctor appointments are listed in the fee schedule. Trained staff will provide supportive care services for residents that have a diagnosis or history of mental illness.

### **C. Rule/Statutory Violations**

#### **MCL 333.20144 Licensing on basis of approved building program.**

**A health facility or agency not meeting statutory and regulatory requirements for its physical plant and equipment may be licensed by the department on the basis of a building program approved by the department which:**

- (a) Sets forth a plan and timetable for correction of physical plant or equipment deficiencies and items of noncompliance.
- (b) Includes documented evidence of the availability and commitment of money for carrying out the approved building program.
- (c) Includes other documentation the department reasonably requires to assure compliance with the plan and timetable.

The Bureau of Health Facilities Engineering Section (BHFES) inspected the building on November 12, 2009. BHFES determined that the roof needed to be replaced immediately but that the residents were not at risk at that time.

The Field Report by BHFES established that, "The roof has a pre-cast concrete roofing system. The roofing material consists of a welded membrane roof system with an estimated life span of 15 years. The membrane roof exhibits numerous "patches" (too many to count). Large areas of [pooled] water were observed at the time of the inspection. A high water mark of 1-3 inches was observed on the parapet wall. The roof in general lacks proper slope to allow the water to drain to the edge scuppers. The roofing system is in need of repair. Failures in the roofing system have allowed water to intrude into the building."

Based on funds held in an account with Fifth Third Bank, Willow Commons, LLC, has the financial ability to replace of the roof. Mike Shehadi, the authorized representative, has provided documentation that Quality Construction will immediately begin work on the roof upon licensure and construction of the new roof is expected to be finished in about four to six weeks.

**IV. RECOMMENDATION**

Based on an approved building plan to replace the roof, I recommend issuance of six-month temporary homes for the aged license for 210 beds.

*Lilly Anne*

5/20/10

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Lilly Anne  
Licensing Staff

Date

Approved By:

*Betsy Montgomery*

5/21/10

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Betsy Montgomery  
Area Manager

Date