



STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

February 17, 2022

Christopher Schott
The Westland House
36000 Campus Drive
Westland, MI 48185

RE: Application #: AH820409556
The Westland House
36000 Campus Drive
Westland, MI 48185

Dear Mr. Schott:

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 (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 #: AH820409556

Applicant Name: WestlandOPS, LLC

Applicant Address: 600 Stonehenge Pkwy 2nd Floor
Dublin, OH 43017

Applicant Telephone #: (614) 420-2763

Authorized Representative: Christopher Schott

Name of Facility: The Westland House

Facility Address: 36000 Campus Drive
Westland, MI 48185

Facility Telephone #: (734) 326-6537

Application Date: 07/19/2021

Capacity: 102

Program Type: AGED

II. METHODOLOGY

07/19/2021 Enrollment

07/21/2021 Contact - Document Received
1326, RI030,1603,1606

08/30/2021 Inspection Completed-Fire Safety: C
Renewal inspection report for current licensee at this address by
Paul Mullett - Temporary approval until 9/30/21

09/16/2021	Application Incomplete Letter Sent requested policies and procedures.
09/20/2021	Inspection Completed-Fire Safety: A Follow-up inspection by Paul Mullett BFS inspector
12/17/2021	Contact - Document Received Generator confirmation letter and other related policy/procedure documentation received and approved.
12/17/2021	Application Complete/On-site Needed
12/17/2021	Inspection Completed On-site Met with authorized representative Christopher Schott and administrator Wanda Kreklau on-site.
02/17/2022	Contact – Document Received Bill of Sale between SSDA-1 Limited Partnership and WestlandOPS, LLC dated 2/11/2022

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Westland House is a five-story residential facility located in the southwestern area of Wayne County at 36000 Campus Drive Westland, MI. The building faces east on a two-lane road zoned 25 mph. It is situated within a heavily wooded suburban area with senior condominiums to the north, a high-rise residential complex to the west, a public high school and career technical center to the south and densely wooded area to the east. There are nearby shopping centers and light industrial buildings in the surrounding area.

The facility has 94 residential units designed in studio, one-bedroom, and two-bedroom configurations. Each studio unit is equipped with a compact-size refrigerator. The one- and two-bedroom units have full kitchens that include a full-size refrigerator, an electric stove, dishwasher, and garbage disposal. Each unit has its own attached bathroom with shower and HVAC thermostat for personal comfort. Two residential units on the first floor and eight units on each of the upper floors have glass sliding door panels that overlook the back yard. The glass doors on the upper floors are equipped with stop devices so that they can only be opened a few inches for resident safety. All residential rooms and bathrooms are equipped with emergency pull cords to summon assistance from staff. Presently when pulled, the cord will send an alert to the walkie-talkie maintained by the supervisor of shift. The supervisor will then notify the staff working on that floor via walkie-talkie of the room requesting assistance.

For resident safety, all doors leading into the stairwells and exit doors are secured with numbered keypads devices that can be opened with staff assistance. The doors have audible alarms that sound when opened and send an alert to staff on their walkie-talkies, as to which door was opened.

The facility will furnish the resident's room with a bed and bedside table along with towels, washcloths, and bedding. However, residents are encouraged to bring their own furniture and personal belongings for their own comfort.

The facility's main entrance enters an atrium-style lobby that extends up the full five stories, with an open balcony on each floor overseeing the first floor. The main lobby includes a receptionist desk, intimate lounge areas, and a table-top activity area with a wall-mounted television. At the far end of the lobby is a glass exit door for residents to gather outside at patio furniture. One of the two designated smoking areas is also outside this door. The remaining first floor includes administrative offices, hair salon, the kitchen, the main dining room, a private dining room, staff break room, and ten single occupancy residential units.

The facility has two elevators positioned in the middle of the building and two sets of staircases, one at each end of the building. The home is equipped with video monitoring cameras in hallways, communal areas, offices, the kitchen, dining room and the exterior of the building.

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.

On 9/20/21, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Paul Mullett issued fire safety certification approval of the home.

The home has a 187.5kVA emergency generator that powers the HVAC system, elevators, kitchen exhaust, and branch circuits for emergency systems including lights, fire alarm panel, and certain red labeled electric plug outlets and can be utilized for resident equipment such as oxygen concentrators. The generator is fueled with a 265gallon tank and should last roughly 26 hours before needing refill.

On 8/22/2012, the Dept. of LARA Health Facilities Engineering Section engineer Riyadh Almuktar submitted Room Sheets approving a 102-bed capacity, due to the limited day/dining/activity space of the home.

WestlandOPS LLC will continue to have 102-bed capacity with a total of 94 residential units, and eight units approved for double occupancy [Rooms 208, 223, 323, 407, 410, 423, 510, and 523]. WestlandOPS LLC has changed the use of four former residential units, as they are not located within protected smoke compartments. Former residential

unit 228 is now the administrator's office. Former residential unit 328 is designated for physical therapy exercises and storage. Former residential unit 428 bathroom will now be used for soiled linen storage, as it is equipped with continuous exhaust ventilation. And former residential unit 528 will now be used for equipment and furniture maintenance and repair.

On 2/17/22, I received a bill of sale between SSDA-1 Limited Partnership and WestlandOPS, LLC effective 2/11/22.

B. Program Description

The building has been occupied as a licensed home for the age since 1997. Due to a recent change in ownership, the new occupant WestlandOPS, LLC applied for this license on 7/19/21. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed WestlandOPS, LLC is a domestic limited liability company with an organization date of 5/11/21.

WestlandOPS LLC leases the building from WestlandRE LLC. WestlandOPS LLC has a management agreement with AlcoreSenior Management LLC, a foreign limited liability company with a Michigan qualification date of 5/3/21. According to the agreement, AlcoreSenior Management LLC is to provide management services related to supervision, administration, and operation of the community.

As a licensed home for the aged, WestlandOPS LLC will provide through its management company room, board, and supervised personal care to individuals aged 55 and older.

WestlandOPS LLC will allow residents to have a cat or small dog, 30 lbs. or less, in their apartment, provided the resident is capable to maintain care and control over the pet.

WestlandOPS LLC will allow responsible alcohol use based on physician order. Residents are responsible for purchase and are permitted to store a reasonable amount on-site. Contact management regarding acceptable parameters for use and secure storage.

WestlandOPS LLC is a smoke free building. There are two designated smoke areas, outside the back and the north end of the building.

WestlandOPS LLC will assist residents in arranging public transportation, such as the Westland city SMART bus.

WestlandOPS LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is required.

For safety reasons, WestlandOPS LLC will not allow assistive devices on or about the bed.

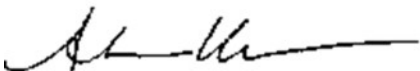
WestlandOPS LLC submitted a letter of attestation that the home will not provide food/meals to non-residents, such as resident's family members, other visitors or employees of the facility.

C. Rule/Statutory Violations

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 effective the date of sale 02/11/2022. The terms of the license will enable the licensee to operate a home for the aged with 102 licensed beds with an aged program at this location.



2/17/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



02/17/2022

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

Date