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June 9, 2020

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Via E-Mail
Federal Express

Courtney Avery
Illinois Health Facilities and Services Review
Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

Re: Permit Alteration – DaVita Freeport Dialysis (Proj. No. 19-050)

Dear Ms. Avery:

Pursuant to Section 1130.750 of the Illinois Health Facilities and Services Review Board (“HFSRB”) rules, I am writing on behalf of DaVita Inc. and Renal Treatment Centers – Illinois, Inc. (collectively, “DaVita”) to request an alteration to the above referenced project. As you are aware, on February 25, 2020, the HFSRB approved DaVita’s Certificate of Need permit application to discontinue its 10 station dialysis clinic located at 1028 South Kunkel Boulevard, Freeport, Illinois and establish an 8 station dialysis clinic to be located at 615 Harrison Avenue, Rockford, Illinois (the “Project”). This project involves new construction, and to allow for future expansion, DaVita is requesting to add 260 gross square feet to the building. There will be no change in the approved project costs

The HFSRB’s rules allow for certain alterations to a project for which a permit has been issued. As set forth in 77 Ill. Admin. Code 1130.750, an increase up to 5% of the approved gross square footage is an allowable alteration that requires HFSRB approval. For your review, I have attached the following documents:

- Attachment – 9 (Cost Space Requirements)
- Attachment – 14 (Size of the Project)
- Attachment – 36C (Cost and Gross Square Feet by Department)

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Polsinelli PC, Polsinelli LLP in California



Ms. Courtney Avery
June 9, 2020
Page 2

By this letter, DaVita requests the HFSRB approve this alteration.

Sincerely,

A handwritten signature in black ink that reads "Anne M. Cooper".

Anne M. Cooper

Attachments

cc: Mary J. Anderson, DaVita Inc.

Section I, Identification, General Information, and Certification
Cost Space Requirements

Cost Space Table							
		Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
Dept. / Area	Cost	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
CLINICAL							
ESRD	\$3,292,840		5,200	5,200			
Total Clinical	\$3,292,840		5,200	5,200			
NON REVIEWABLE							
Administration	\$164,640		260	260			
Total Non-Reviewable	\$164,640		260	260			
TOTAL	\$3,457,480		5,460	5,460			

Section IV, Project Scope, Utilization, and Unfinished/Shell Space
Criterion 1110.234(a), Size of the Project

The Applicants propose to establish an 8-station dialysis facility. Pursuant to Section 1110, Appendix B of the HFSRB's rules, the State standard is 450-650 gross square feet per dialysis station for a total of 3,600 – 5,200 gross square feet for 8 dialysis stations. The total gross square footage of the clinical space of the proposed Alpine Dialysis is 5,200 of clinical gross square feet (or 650 GSF per station). Accordingly, the proposed facility meets the State standard per station.

SIZE OF PROJECT				
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?
ESRD	5,200	3,600 – 5,200	N/A	Meets State Standard

Section X, Economic Feasibility Review Criteria
Criterion 1120.140(c), Reasonableness of Project and Related Costs

1. The Cost and Gross Square Feet by Department is provided in the table below.

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE									
Department (list below) CLINICAL	A	B	C	D	E	F	G	H	Total Cost (G + H)
	Cost/Square Foot New	Mod.	Gross Sq. Ft. New Circ.*		Gross Sq. Ft. Mod. Circ.*		Const. \$ (A x C)	Mod. \$ (B x E)	
CLINICAL									
ESRD	\$262.53		5,200				\$1,365,150		\$1,365,150
Contingency	\$26.25		5,200				\$136,515		\$136,515
TOTAL CLINICAL	\$288.78		5,200				\$1,501,665		\$1,501,665
NON- CLINICAL									
Admin	\$276.35		260				\$71,850		\$71,850
Contingency	\$27.63		260				\$7,185		\$7,185
TOTAL NON- CLINICAL	\$303.98		260				\$79,035		\$79,035
TOTAL	\$289.51		5,460				\$1,580,700		\$1,580,700
* Include the percentage (%) of space for circulation									