



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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DOCKET NO: H-03	BOARD MEETING: December 14, 2021	PROJECT NO: 21-028	PROJECT COST: Original: \$60,000
FACILITY NAME: Dialysis Care Center Rockford		CITY: Rockford	
TYPE OF PROJECT: Substantive			HSA: I

PROJECT DESCRIPTION: The Applicants (Dialysis Care Center Holdings, LLC, Dialysis Care Center Rockford, LLC and Meridian Investment Partners, LLC) propose to add 4-stations to an existing 8 station facility for a total of 12-stations. The cost of the project is \$60,000 and the expected completion date is June 30, 2022.

The purpose of the Illinois Health Facilities Planning Act is to establish a procedure (1) which requires a person establishing, constructing or modifying a health care facility, as herein defined, to have the qualifications, background, character and financial resources to adequately provide a proper service for the community; (2) that promotes the orderly and economic development of health care facilities in the State of Illinois that avoids unnecessary duplication of such facilities; and (3) that promotes planning for and development of health care facilities needed for comprehensive health care especially in areas where the health planning process has identified unmet needs. Cost containment and support for safety net services must continue to be central tenets of the Certificate of Need process. (20 ILCS 3960/2)

The Certificate of Need process required under this Act is designed to restrain rising health care costs by preventing unnecessary construction or modification of health care facilities. The Board must assure that the establishment, construction, or modification of a health care facility or the acquisition of major medical equipment is consistent with the public interest and that the proposed project is consistent with the orderly and economic development or acquisition of those facilities and equipment and is in accord with the standards, criteria, or plans of need adopted and approved by the Board. Board decisions regarding the construction of health care facilities must consider capacity, quality, value, and equity.

Information received by the State Board regarding this project can be found at this address:
<https://www2.illinois.gov/sites/hfsrb/Projects/Pages/Dialysis-Care-Center-Rockford,-Rockford---21-028.aspx>

EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

- The Applicants (Dialysis Care Center Holdings, LLC, Dialysis Care Center Rockford, LLC and Meridian Investment Partners, LLC) propose to add 4-stations to an existing 8 station facility for a total of 12-stations. The cost of the project is \$60,000 [the Fair Market Value of the new space] and the expected completion date is June 30, 2022.
- The Applicants were approved to establish an 8-station ESRD facility by the State Board on February 25, 2020 [Permit #19-044]. The project was completed on July 19, 2021 with the certification of the 8-stations by CMS.

PURPOSE OF THE PROJECT

- The Applicants stated the need for the four additional stations is the result of an analysis by the Applicants that indicated the clinic does not meet efficiency ratios and is not cost effective. The Applicants state the facility has exceeded the original projected admissions and if this continues the facility will not have the dialysis chairs to meet the patients need. According to the Applicants increasing the station availability at the Dialysis Care Center Rockford facility will maintain access to dialysis services in an area of Winnebago County that has historically experienced high utilization rates. The additional stations will also provide patients with a choice of treatment shift times that would better coordinate with their home life, employment and transportation options and will ease over utilization at neighboring facilities. To address this, need the Applicants considered utilizing other underutilized ESRD facilities in the GSA. However, this alternative was rejected because according to the Applicants *“there is no physician owned ESRD facilities in the area where the physicians have the independence, they need to improve the quality indicators set by the Board's criteria on quality.”*

Executive Summary					
TABLE ONE					
ESRD Facilities in Rockford					
Census as of September 30, 2021					
Facility	Ownership	City	Stations	Patients	Occupancy
DCC Rockford Dialysis	DCC	Rockford	8	19	39.60%
Alpine Dialysis	DaVita	Rockford	8	0	0.00%
Churchview Dialysis	DaVita	Rockford	24	102	70.83%
Forest City	DaVita	Rockford	12	30	41.67%
Rockford Memorial Hospital	DaVita	Rockford	22	85	64.39%
Roxbury Dialysis	DaVita	Rockford	16	75	78.33%
Stonecrest Dialysis	DaVita	Rockford	12	60	83.33%
Total			102	371	60.62%

PUBLIC HEARING/COMMENT:

- **No letters of support and one letter of opposition** were received by the State Board. No public hearing was requested.

SUMMARY:

- To add stations to an existing ESRD facility the State Board does not consider the calculated station need or excess in the planning area or the utilization of existing facilities within 15-miles. To add stations to an existing ESRD facility the Applicants must demonstrate the proposed 4-stations will be providing care to the residents of the 15-mile GSA and there is a sufficient number of pre-ESRD patients in the GSA to justify that the proposed 12 station facility [8 stations + 4 proposed stations] will be at target occupancy within two-years after project completion [June 2024].
- The Applicants have identified 288 Stage 4 Pre-ESRD patients within the 15-mile GSA. The 8-station facility is currently treating 19 patients [39.6% utilization] as of September 30, 2021. The Applicants had projected the 8-station facility to be providing dialysis to 39 patients by July 2023. The Applicants are projecting 58 patients will be utilizing the 12-station facility by July 2024. The facility is currently operating Monday, Wednesday and Friday for Non-COVID patients and are treating COVID-19 positive patients on Tuesday, Thursday, and Saturday in isolation.
- The Applicants addressed 19 criteria and have successfully address them all.

STATE BOARD STAFF REPORT
Project #21-028
Dialysis Care Center Rockford

APPLICATION/CHRONOLOGY/SUMMARY	
Applicants	Dialysis Care Center Rockford, LLC., Dialysis Care Holdings, LLC., Meridian Investment Partners. LLC
Facility Name	Dialysis Care Center Rockford
Location	1007 Riverside Blvd, Rockford, Illinois
Permit Holder	Dialysis Care Center Rockford, LLC., Dialysis Care Holdings, LLC., Meridian Investment Partners. LLC
Operating Entity	Dialysis Care Center Rockford, LLC
Owner of Site	Meridian Investment Partners, LLC
Total GSF	5,400 GSF
Application Received	September 3, 2021
Application Deemed Substantially Complete	September 3, 2021
Review Period Ends	December 31, 2021
Financial Commitment Date	June 30, 2022
Project Completion Date	June 30, 2022
Review Period Extended by the State Board Staff?	No
Can the Applicants request a deferral?	Yes

I. Project Description

The Applicants (Dialysis Care Center Holdings, LLC, Dialysis Care Center Rockford, LLC and Meridian Investment Partners, LLC) propose to add 4-stations to an existing 8 station facility for a total of 12-stations. The cost of the project is \$60,000 and the expected completion date is June 30, 2022.

II. Summary of Findings

- A. State Board Staff finds the proposed project is in conformance with the provisions of 77 ILAC 1110 (Part 1110).
- B. State Board Staff finds the proposed project is in conformance with the provisions of 77 ILAC 1120 (Part 1120).

III. General Information

The Applicants are Dialysis Care Center Holdings, LLC, Dialysis Care Center Rockford, LLC and Meridian Investment Partners, LLC. Dialysis Care Center Holdings, Inc. has been approved for seven dialysis facilities in the State of Illinois.

TABLE ONE Facilities Owned by DCC Holdings, LLC.			
Facility	City	HSA	Stations
Dialysis Care Center Beverly	Chicago	6	14
Dialysis Care Center of Oak Lawn	Oak Lawn	7	11
Dialysis Care Center of Olympia Fields	Olympia Fields	7	12
Dialysis Care Center Hazel Crest	Hazel Crest	7	12
Dialysis Care Center Evergreen Park	Evergreen Park	7	14
Dialysis Care Center Elgin	Elgin	8	14
Dialysis Care Center McHenry	McHenry	8	14
Dialysis Care Center Vollmer	Chicago Heights	7	9

Financial commitment will occur after permit approval. This project is subject to a Part 1110 and Part 1120 review.

IV. Health Planning Area

The proposed ESRD facility is in the HSA I ESRD Planning Area. HSA I ESRD Planning area includes the Illinois Counties of Boone, Carroll, DeKalb, Jo Daviess, Lee, Ogle, Stephenson, Whiteside, and Winnebago. The Geographical Service Area for this project is 15-miles for a facility located in Winnebago County (77 ILAC 1110.220 (b) (5) (c)). As of October 2021, there is a calculated need **for nine stations** in this ESRD Planning Area

TABLE ONE	
Need Methodology HSA I ESRD Planning Area	
Planning Area Population – 2019	662,300
In Station ESRD patients -2019	729
Area Use Rate 2019 ⁽¹⁾	1.101
Planning Area Population – 2024 (Est.)	704,600
Projected Patients – 2024 ⁽²⁾	775.6
Adjustment	1.33
Patients Adjusted	1.031
Projected Treatments – 2024 ⁽³⁾	160,913
Calculated Station Needed ⁽⁴⁾	215
Existing Stations	206
Stations Needed	9
- Usage rate determined by dividing the number of in-station ESRD patients (2017) in the planning area by the 2017 – planning area population per thousand. - Projected patients calculated by taking the 2022 projected population per thousand x the area use rate. Projected patients are increased by 1.33 for the total projected patients. - Projected treatments are the number of patients adjusted x 156 treatments per year per patient $153,614/747 = 205$ $936 \times 80\% = 747$ [Number of treatments per station operating at 80%]	

V. Project Costs and Sources of Funds

The cost of this project is the FMV of the additional leased space of \$60,000.

VI. Background of the Applicants Purpose of the Project, Safety Net Impact, Alternatives to the Project

A) Criterion 1110.110 (a)(1)-(3) – Background of the Applicants

The Applicants have attested that there has been no adverse action¹ taken against any of the facilities owned or operated by the Applicants and have authorized the Illinois Health Facilities and Services Review Board and the Illinois Department of Public Health to have access to any documents necessary to verify information submitted in connection to the Applicants' certificate of need. Certificates of Good Standing have been provided for the Applicants. The Applicants have two outstanding projects that have not been completed.

- Permit #19-044 – DCC Rockford approved to establish an 8-station facility in Rockford, Completion date is December 31, 2021. This facility was certified by CMS on July 19, 2021.
- Permit #20-045 DCC Volmer approved to establish a 9-station facility in Chicago Heights, Illinois. Completion date is January 31, 2022.

B) Criterion 1110.110 (b) – Purpose of the Project

The Applicants stated the need for the four additional stations is the result of an analysis by the Applicants that indicated the current chairs at the clinic do not meet efficiency ratios and are not cost effective. The Applicants state the facility has exceeded the original projected admissions and if this continues the facility will not have the dialysis chairs to meet the patient need. According to the Applicants increasing the station availability at the Dialysis Care Center Rockford facility will maintain access to dialysis services in an area of Winnebago County that has historically experienced high utilization rates. The additional stations will also provide patients with a choice of treatment shift times that would better coordinate with their home life, employment and transportation options and will ease over utilization at neighboring facilities.

C) Criterion 1110.110(b) - Safety Impact Statement

A safety-net impact statement is not required for a non-substantive project.

D) Criterion 1110.110(c) – Alternatives to the Proposed Project

The Applicants considered one alternative to the proposed project and that was to utilize other dialysis facilities in the area. The Applicants state this alternative was rejected because there is no physician owned ESRD facilities in the area where the physicians have the independence, they need *to* improve the quality indicators set by the Board's

¹ **“Adverse action** is defined as a disciplinary action taken by IDPH, CMMS, or any other State or federal agency against a person or entity that owns or operates or owns and operates a licensed or Medicare or Medicaid certified healthcare facility in the State of Illinois. These actions include, but are not limited to, all Type "A" and Type "AA" violations.” (77 IAC 1130.140)

criteria on quality. It is expected the facility will exceed the clinical outcomes that meet all network, Centers for Medicare and Medicaid Services clinical goals established.

VII. Size of the Project, Project Utilization, Assurances

A) Criterion 1110.120 (a) – Size of the Project

The Applicants propose 12 stations in 5,400 GSF of space or 450 GSF per station. The State Board Standard is 450-650 GSF per station. The Applicants have successfully addressed this criterion. The Applicants are proposing one isolation station.

B) Criterion 1110.120 (b) – Projected Utilization

To demonstrate compliance with this criterion the Applicants must document that the proposed 14-stations will be at target occupancy of 80% within 2-years after project completion.

The Applicants had stated that by the second year after completion of the 12-station facility the Applicants will be treating 58 patients.

$$\begin{aligned} 58 \text{ patients} \times 156 \text{ treatments per year} &= 8,986 \text{ treatments} \\ 12 \text{ stations} \times 936 \text{ treatments per year} &= 11,232 \text{ treatments} \\ 8,986 \text{ treatments} \div 11,232 \text{ treatments} &= 80\% \end{aligned}$$

C) Criterion 1110.120 (e) – Assurances

The Applicants have provided the necessary attestation at page 131 of the Application for Permit.

VIII. In-Center Hemodialysis Projects

A) Planning Area Need

Criterion 1110.230 (b) (2) - Service to Planning Area Residents

Criterion 1110.230 (b) (4) - Service Demand – Expansion of In-Center Hemodialysis

The Geographical Service Area (“GSA”) for this project is a 15-mile radius from zip code 61103. The 15-mile service area includes 38 zip codes. Only those zip codes and the population within the 15-mile radius are being considered as the geographical service area. The population within that 15-mile radius is approximately 433,000. The Applicants have stated the majority of the Stage 4 Pre-ESRD patients identified by the Applicants reside within this 15-mile radius. Board Staff analysis indicates that approximately 85% of the Stage 4 pre-ESRD patients identified by the Applicants reside within this 15-mile radius.

TABLE THREE Pre-ESRD patients within the 15-mile GSA				
Zip	City	County	Population	Pre-ESRD Patients Stage 4
53512	Beloit	Rock	0	1
61008	Belvidere	Boone	35,893	31
61010	Bryon	Ogle	8,032	5
61011	Caledonia	Boone	3,043	2
61016	Cherry Valley	Winnebago	5,101	3
61024	Durand	Winnebago	2,342	1
61032	Freeport	Stephenson	31,651	10
61036	Galena	Jo Davies	6,821	1
61039	German Valley	Stephenson	802	2
61047	Leaf River	Ogle	1,711	1
61054	Mount Morris	Ogle	3,973	5
61063	Pecatonica	Winnebago	3,156	4
61065	Poplar Grove	Boone	11,865	6
61068	Rochelle	Ogle	14,858	6
61071	Rock Falls	Whiteside	14,381	1
61072	Rockton	Winnebago	11,716	6
61073	Roscoe	Winnebago	21,036	12
61079	Shirland	Winnebago	188	1
61080	South Beloit	Winnebago	11,150	2
61084	Stillman Valley	Ogle	3,175	3
61088	Winnebago	Winnebago	5,991	4
61101	Rockford	Winnebago	22,205	21
61102	Rockford	Winnebago	18,891	14
61103	Rockford	Winnebago	23,354	21
61104	Rockford	Winnebago	19,130	16
61105	Rockford	Winnebago	0	1
61107	Rockford	Winnebago	30,944	19
61108	Rockford	Winnebago	28,679	26
61109	Rockford	Winnebago	28,840	15
61111	Loves Park	Winnebago	24,483	13
61112	Rockford	Winnebago	104	0
61114	Rockford	Winnebago	15,871	0
61115	Machesney Park	Winnebago	23,9550	15
61125	Rockford	Winnebago	0	19
61126	Rockford	Winnebago	0	1
61130	Loves Park	Winnebago	0	0
61131	Loves Park	Winnebago	0	0
61132	Loves Park	Winnebago	0	0
Total			433,341.00	288.00
1. For Zip Codes with no population no data available				

The State Board received one referral letter signed by Dr. Mahmood and notarized. CKD Stage 3 and CKD Stage 4² patients were identified by patient initial and zip code of patient residence for Dr. Mahmood and Dr. Manda who is Dr. Mahmood's Partner. The physicians believe that 58 CKD Stage 4 patients that will require dialysis within two years after this project is complete.

TABLE FOUR						
Historical Utilization of Dr. Mahmood and Dr. Manda to facilities in the HSA I ESRD Planning Area						
Facility	Years					
	2020	2019	2018	2017	2016	2015
DaVita Machesney Park	4			1		
DaVita Rockford	11					1
DaVita Stonecrest	3	6	1	1	1	
DaVita Roxbury	2	4		1		
DaVita Rockton	0	8	2		1	
DaVita Churchview	9	7				
DaVita Belvidere	3	2				
DaVita Forest City	3	2				
DaVita Marengo	0	1				
Total	35	30	3	3	2	1

² Chronic kidney disease (CKD) refers to all five stages of kidney damage, from very mild damage in stage 1 to complete kidney failure in stage Five. The stages of kidney disease are based on how well the kidneys can filter waste and extra fluid out of the blood. In the early stages of kidney disease, your kidneys are still able to filter out waste from your blood. In the later stages, your kidneys must work harder to get rid of waste and may stop working altogether. The way doctors measure how well your kidneys filter waste from your blood is by the estimated glomerular filtration rate, or eGFR. Your eGFR is a number based on your blood test for creatinine, a waste product in your blood. The stages of kidney disease are based on the eGFR number. Stage 1 CKD: eGFR 90 or Greater; Stage 2 CKD: eGFR Between 60 and 89, Stage 3 CKD: eGFR Between 30 and 59, Stage 4 CKD: eGFR Between 15 and 29, Stage 5 CKD: eGFR Less than 15. (Source American Kidney Fund)

C) Criterion 1110.230 (e) - Staffing

The Applicants provided the following narrative: Dialysis Care Center Rockford will be staffed in accordance with all state and Medicare staffing guidelines and requirements. Dr. Talal Mahmood will serve as the Medical Director for Dialysis Care Center Rockford. Upon opening, the facility will hire a Clinic Manager who is a Registered Nurse (RN), this nurse will have at least a minimum of twelve months experience in a hemodialysis center. Additionally, the Applicants will hire one Patient Care Technician (PCT). After more than one patient begins dialysis, the Applicants will hire another RN and another PCT. All personnel will undergo an orientation process, led by the Medical Director and experienced members of the nursing staff prior to participating in any patient care activities.

- Upon opening we will also employ:
- Part-Time Registered Dietician
- Part-Time Registered Master Level Social Worker (MSW)
- Part-Time Equipment Technician
- Part-Time Secretary

These positions will go full time as the clinic census increases. Additionally, the patient Care staff will increase to the following:

- One Clinic Manager - Registered Nurse
- Four Registered Nurses
- Ten Patient Care Technicians

The facility will be certified by Medicare. The Survey and Certification Program certifies ESRD facilities for inclusion in the Medicare Program by validating that the care and services of each facility meet specified safety and quality standards, called "Conditions for Coverage." The Survey and Certification Program provides initial certification of each dialysis facility and ongoing monitoring to ensure that these facilities continue to meet these basic requirements (*source: medicare.gov*). The Applicants have met the requirements of this criterion.

D) Criterion 1110.230(f) - Support Services

The Applicants provided a signed attestation documenting the ancillary and support services including utilizing a dialysis electronic patient data tracking system, nutritional counseling, clinical laboratory services, blood bank, rehabilitation, psychiatric services, and social services training for self-care dialysis, self-care instruction, and home hemodialysis and peritoneal dialysis.

E) Criterion 1110.230 (i) – Assurances

The Applicants have provided the necessary attestation that the facility will be at target occupancy within two years after project completion. The Applicants have met the requirements of this criterion.

XI. Financial Viability

A) Criterion 1120.120 – Availability of Funds

B) Criterion 1120.130 - Financial Viability

The cost of this project is the fair market value of the leased space. Reviewed financial statements were provided by the Applicants. The Applicants have deemed these financial confidential.

XII. Economic Feasibility

A) Criterion 1120.140(a) – Reasonableness of Financing Arrangements

B) Criterion 1120.140(b) – Terms of Debt Financing

C) Criterion 1120.140(c) – Reasonableness of Project Costs

D) Criterion 1120.140(d) – Projected Operating Costs

E) Criterion 1120.140(e) – Total Effect of the Project on Capital Costs

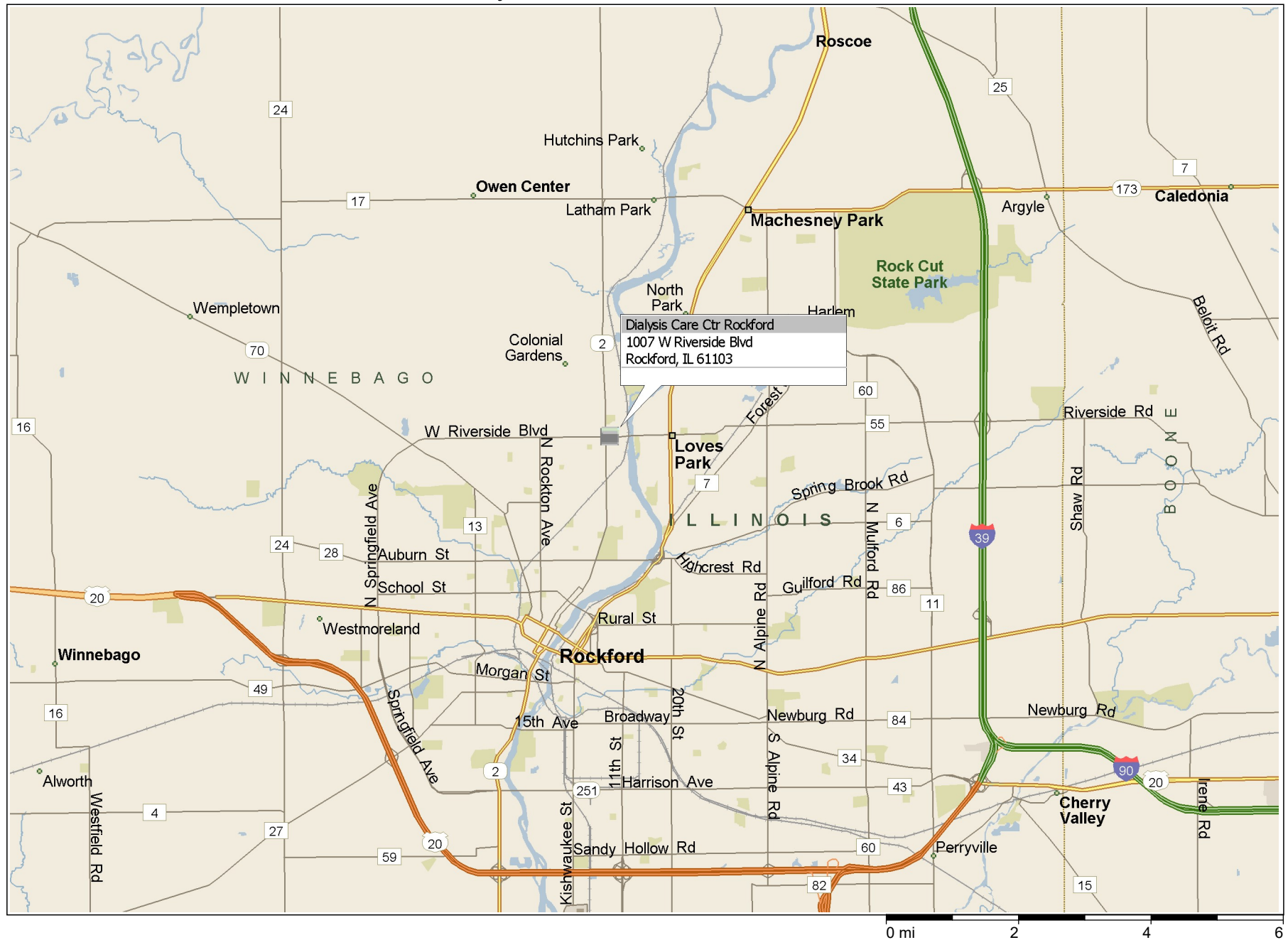
The cost of this project is the fair market value of the leased space of \$60,000. The lease is between the facility [DCC Rockford, LLC] and a related party [Meridian Investment Partners, LLC]. The State Board does not have standard for the Fair Market Value of Leased Space.

Safety Net Impact Statement and Charity Care

The expansion of Dialysis Care Center Rockford will not have any impact on safety net services in the Rockford area. Outpatient dialysis facilities services are not typically considered or viewed as "safety net" services. As a result, the presence of Dialysis Care Center Rockford as a provider is not expected to alter the way *any* other healthcare providers function in the community. Dialysis Care Center Rockford has no reason to believe that this project would have any adverse impact on any provider or health care system to cross-subsidize safety net services. Dialysis Care Center Rockford **will be** committed to providing ESRD services to all patients with or without insurance or patients to no regards for source of payment. Dialysis Care Center Rockford will not refuse any patients. Medicaid patients wishing to be served at Dialysis Care Center Rockford will not be denied services. Because of the Medicare guidelines for qualification for ESRD, a few patients' with ESRD are left uninsured for their care.

The policy of Dialysis Care Center Rockford is to provide services to all patients regardless of race, color, national origin. Dialysis Care Center Rockford will provide services to patients with or without insurance and as well as patients who may require assistance in determining source of payment. Dialysis Care Center will not refuse any patient. Medicaid patients wishing to be served will not be denied services. Through Medicare guidelines, patients who are prequalified for ESRD or for the few that are currently ESRD status and *are* left uninsured, Dialysis Care Center will be committed to providing continued care. Dialysis Care Center Rockford will be committed to work with any patient to try and find any financial resources and any programs for which they may qualify for. Dialysis Care Center will be an "open dialysis unit" meaning through our policy, any nephrologist will be able to refer their patients and apply for privileges to round at the facility, if they desire. Dialysis Care Center will participate in American Kidney Fund (AKF) to assist patients with insurance premiums which will be at no cost to the patient. Currently as Dialysis Care Center Rockford will be a new entity there is no current Charity documentation that can be provided to the board.

21-028 Dialysis Care Center Rockford - Rockford



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