

Section VII, Service Specific Review Criteria
In-Center Hemodialysis
Criterion 1110.1430(j), Relocation of Facilities

The Applicants have a lease for the space housing the Existing Facility with CGH Medical Center that expires on May 7, 2018. CGH Medical Center notified the Applicants it will not renew the lease upon expiration as it plans to repurpose the space housing the Existing Facility to other uses to support its business needs. CGH Medical Center agreed to extend the current lease until DaVita is able to relocate. The Replacement Facility will be a ground-up build with the anticipated construction timeline of 18 to 24 months.

The proposed Replacement Facility is needed to serve the existing demand for dialysis services in the area. As of September 30, 2016, the Existing Facility serves 53 in-center ESRD patients. Charlene Murdakes, M.D., the Medical Director for Whiteside Dialysis, anticipates all 53 current patients will transfer to the Replacement Facility. Furthermore, Dr. Murdakes is currently treating 118 Stage 4 or 5 CKD patients, with 40 of the 118 patients coming from 61081, the ZIP code of both Existing Facility and the Replacement Facility. See Appendix – 1. Conservatively, based upon attrition due to patient death, transplant, or return of function, it is projected that 24 of these CKD patients will require dialysis within 12 to 24 months of project completion. Based upon the Existing Facility's current patient census coupled with the CKD patients projected to initiate dialysis within 24 months of project completion, the Applicants anticipate the Replacement Facility will reach 86% utilization within two years of project completion. Accordingly, the Replacement Facility is needed to accommodate existing and future need for dialysis services in the Sterling and the surrounding communities.