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HEALTH FACILITIES &  
SERVICES REVIEW BOARD

November 15, 2012

**VIA FEDERAL EXPRESS**

Michael Constantino  
Supervisor, Project Review Section  
Illinois Department of Public Health  
Health Facilities and Services Review Board  
525 West Jefferson Street, Second Floor  
Springfield, Illinois 62761

**Re: Final Realized Cost Report – Woodlawn Dialysis (Proj. No. 11-068)**

Dear Mr. Constantino:

On behalf of DaVita Inc. and Total Renal Care, Inc. d/b/a Woodlawn Dialysis (collectively, the “Permit Holders”), I am writing to submit the final realized project cost report for Project No. 11-068. On December 6, 2011, the Illinois Health Facilities and Services Review Board (“State Board”) approved the Permit Holders’ application for a certificate of need permit for the relocation and 12-station expansion of its in-center hemodialysis facility (the “Project”). The permit provided for a project completion date of December 31, 2012. On September 28, 2012, the Permit Holders submitted a notice of project completion to the State Board.

For your review, the Permit Holders submit the following information as its final realized cost report for the relocation of the in-center hemodialysis facility:

**1. Final Realized Project Costs**

<b>Woodlawn Dialysis Final Realized Project Costs</b>		
	<b>Approved</b>	<b>Expended</b>
Modernization Contracts	\$1,622,397	\$1,681,551
Contingencies	\$150,000	\$113,148
Architectural /Engineering Fees	\$110,980	\$176,009
Consulting and Other Fees	\$71,500	\$151,480
Movable or Other Equipment (not in construction contracts)	\$1,021,431	\$690,062
Fair Market Value of Leased Space or Equipment	\$1,993,213	\$1,993,213

<b>Woodlawn Dialysis Final Realized Project Costs</b>		
	<b>Approved</b>	<b>Expended</b>
<b>ESTIMATED TOTAL PROJECT COST</b>	<b>\$4,969,521</b>	<b>\$4,805,463</b>

**2. Medicare and Medicaid Cost Reports and Certification of Compliance**

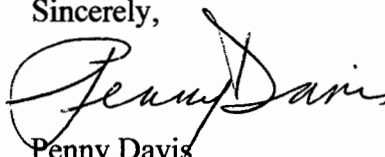
Pursuant to 77 Ill. Admin. Code §1130.770, DaVita certifies that no additional or associated costs or capital expenditures related to the Project will be submitted for reimbursement under Title XVIII or Title XIX. I further certify DaVita has complied with all of the terms of the permit to date and all information submitted in this cost report for the facility is true and correct.

**3. Final Application and Certification for Payment**

Attached as Attachment A is the final Application and Certification for Payment (G702) for the Project.

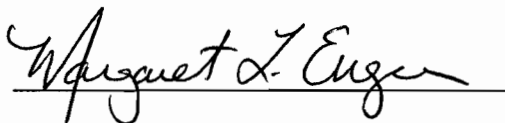
If you have any questions or need any additional information related to the Project, please feel free to contact Anne Cooper at 312-873-3606 or [acooper@polsinelli.com](mailto:acooper@polsinelli.com).

Sincerely,

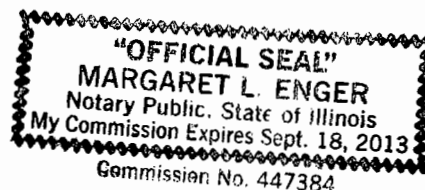


Penny Davis  
Vice President  
DaVita Inc.

SUBSCRIBED AND SWORN  
to before me this 5<sup>th</sup> day of  
November, 2012



My commission expires: Sept 18, 2013



Attachment  
cc: Kelly Ladd

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Invoice #: 37692

To Owner: DaVita Inc.  
306 Gierz Street  
Downers Grove, IL 60515

Project: 12-4370 DaVita Woodlawn Dialysis  
98

From Contractor: Leopardo Companies, Inc. Via Architect: StudioGC Architecture + B I M  
5200 Prairie Stone Parkway 223 W Jackson Blvd, Suite 1200  
Hoffman Estates, IL 60192 Chicago, IL 60606

Application No: 3  
Period: 08/01/2012 - 09/30/2012  
Project Number: 12-4370  
Contract Date: 02/03/2012  
Client Reference:

Distribution to:  
 Owner  
 Architect  
 Contractor

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. Original Contract Sum	\$ 1,584,442.00
2. Net Change By Change Orders	\$ 97,109.00
3. Contract Sum To Date	\$ 1,681,551.00
4. Total Completed and Stored To Date	\$ 1,681,551.00

### 5. Retainage:

a. 0.00% of Completed Work (Column D+E on G703)	\$ 0.00
b. 0% of Stored Material (Column F on G703)	\$ 0.00

Total Retainage (Lines 5a + 5b)	\$ 0.00
6. Total Earned Less Retainage (Line 4 Less Line 5 Total)	\$ 1,681,551.00
7. Less P Previous Certificates For Payment (Line 6 from prior Certificate)	\$ 1,360,301.57
8. Current Payment Due	\$ 321,249.43
9. Balance To Finish, Including Retainage (Line 3 Less Line 6)	\$ 0.00



CONTRACTOR: Leopardo Companies, Inc.

*[Signature]*

By: *[Signature]* Date: 02/15/12

State of: Illinois County of: Cook

Subscribed and sworn to before me on 02/15/12

Notary Public: *[Signature]*

My Commission expires: 01/17/2016

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 321,249.43

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

### ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Owner: (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous month by Owner	0.00	0.00
Total Approved this Month	97,109.00	0.00
TOTALS	97,109.00	0.00
Net Changes By Change Order	97,109.00	

**CONTINUATION SHEET**

**AIA DOCUMENT G703**

Application No.: 3  
 Period From: 08/01/2012  
 To: 09/30/2012

Application and Certification for Payment, containing Contractor's signed certification is attached.  
 In tabulation below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

Invoice #: 37692 Contract: 12-4370 DaVita Woodlawn Dialysis

A Item No	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D + E + F)	H Balance To Finish (C - G)	I Retainage (If Variable Rate)
			From Previous Application (D + E)	% (G + C)					
1	General Conditions & Requireme	129,431.00	125,511.00	3,920.00	0.00	129,431.00	100%	0.00	0.00
2	Building Permits	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
3	Insurance	12,124.00	12,124.00	0.00	0.00	12,124.00	100%	0.00	0.00
4	Concrete	23,003.00	22,000.00	1,003.00	0.00	23,003.00	100%	0.00	0.00
5	Masonry / Stone Work	42,000.00	42,000.00	0.00	0.00	42,000.00	100%	0.00	0.00
6	Structural Steel	17,850.00	17,850.00	0.00	0.00	17,850.00	100%	0.00	0.00
7	Carpentry/Misc Demo	37,632.00	32,770.28	4,861.72	0.00	37,632.00	100%	0.00	0.00
8	Arch. Woodwork / Millwork	141,350.00	140,000.00	1,350.00	0.00	141,350.00	100%	0.00	0.00
9	Moisture Protection	15,000.00	15,000.00	0.00	0.00	15,000.00	100%	0.00	0.00
10	Caulking / Sealants	5,500.00	4,950.00	550.00	0.00	5,500.00	100%	0.00	0.00
11	Wood Doors and Frames	28,520.00	23,265.00	5,255.00	0.00	28,520.00	100%	0.00	0.00
12	Glass & Glazing	44,000.00	44,000.00	0.00	0.00	44,000.00	100%	0.00	0.00
13	Auto Operators	10,934.00	0.00	10,934.00	0.00	10,934.00	100%	0.00	0.00
14	Drywall/Taping/Framing	272,187.00	237,155.00	35,032.00	0.00	272,187.00	100%	0.00	0.00
15	Acoustical Tile Ceilings	22,000.00	15,000.00	7,000.00	0.00	22,000.00	100%	0.00	0.00
16	Carpeting & VCT	88,776.00	71,621.00	17,155.00	0.00	88,776.00	100%	0.00	0.00
17	Floor Prep	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
18	Epoxy Flooring	7,950.00	7,950.00	0.00	0.00	7,950.00	100%	0.00	0.00
19	Painting	24,265.00	16,770.00	7,495.00	0.00	24,265.00	100%	0.00	0.00
20	Toilet Accessories	15,228.00	15,228.00	0.00	0.00	15,228.00	100%	0.00	0.00
21	Fire Protection	35,348.00	26,834.40	8,513.60	0.00	35,348.00	100%	0.00	0.00
22	Plumbing	262,445.00	233,337.00	29,108.00	0.00	262,445.00	100%	0.00	0.00
23	HVAC	208,953.00	200,000.00	8,953.00	0.00	208,953.00	100%	0.00	0.00
24	Electrical	185,349.00	164,680.00	20,669.00	0.00	185,349.00	100%	0.00	0.00
25	Overhead & Profit	51,706.00	42,053.40	9,652.60	0.00	51,706.00	100%	0.00	0.00
<b>GRAND TOTALS</b>		<b>1,681,551.00</b>	<b>1,510,099.08</b>	<b>171,451.92</b>	<b>0.00</b>	<b>1,681,551.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>0.00</b>

**APPLICATION FOR PAYMENT AND SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER**

Project Title : DaVita Woodlawn Dialysis  
 Project Number: 12-4370  
 Architect: StudioGC Architecture + B | M  
 Contractor : Leopardo Companies, Inc.

Application Date : September 25, 2012 Page 1 of 1  
 Application No. : 3  
 Period From : 8/1/2012 - 9/30/2012  
 Change Orders Included : 001 - 001

Item #	Contractor Work/Material Contracted For	Contractor	Adjusted Total Contract	Work Completed Material Stored To		Total Retained	Previously Invoiced	Net Amount Requested	Balance To Become Due
				%	Dollar Value				
1	General Conditions & Requir	Leopardo Companies, Inc.	\$ 129,431.00	100%	\$ 129,431.00	\$ 0.00	\$ 112,959.90	\$ 16,471.10	\$ 0.00
2	Building Permits	Leopardo Companies, Inc.	\$ 0.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
3	Insurance	Leopardo Companies, Inc.	\$ 12,124.00	100%	\$ 12,124.00	\$ 0.00	\$ 12,124.00	\$ 0.00	\$ 0.00
4	Concrete	Premium Concrete, Inc.	\$ 23,003.00	100%	\$ 23,003.00	\$ 0.00	\$ 19,800.00	\$ 3,203.00	\$ 0.00
5	Masonry / Stone Work	Richards & Weyer Constru	\$ 42,000.00	100%	\$ 42,000.00	\$ 0.00	\$ 37,800.00	\$ 4,200.00	\$ 0.00
6	Structural Steel	R&I Ornamental Iron, Inc.	\$ 17,850.00	100%	\$ 17,850.00	\$ 0.00	\$ 16,065.00	\$ 1,785.00	\$ 0.00
7	Carpentry/Misc Demo	Leopardo Companies, Inc.	\$ 37,632.00	100%	\$ 37,632.00	\$ 0.00	\$ 29,493.25	\$ 8,138.75	\$ 0.00
8	Arch. Woodwork / Millwork	American Design Inc	\$ 141,350.00	100%	\$ 141,350.00	\$ 0.00	\$ 126,000.00	\$ 15,350.00	\$ 0.00
9	Moisture Protection	Sullivan Roofing, Inc.	\$ 15,000.00	100%	\$ 15,000.00	\$ 0.00	\$ 13,500.00	\$ 1,500.00	\$ 0.00
10	Caulking / Sealants	Leopardo Companies, Inc.	\$ 5,500.00	100%	\$ 5,500.00	\$ 0.00	\$ 4,455.00	\$ 1,045.00	\$ 0.00
11	Wood Doors and Frames	Anderson Lock Co Inc	\$ 28,520.00	100%	\$ 28,520.00	\$ 0.00	\$ 20,938.50	\$ 7,581.50	\$ 0.00
12	Glass & Glazing	Mark Industries, Ltd.	\$ 44,000.00	100%	\$ 44,000.00	\$ 0.00	\$ 39,600.00	\$ 4,400.00	\$ 0.00
13	Auto Operators	Assa Abloy Entrance Syste	\$ 10,934.00	100%	\$ 10,934.00	\$ 0.00	\$ 0.00	\$ 10,934.00	\$ 0.00
14	Drywall/Taping/Framing	Cassidy Brothers Inc / Leopardo Companies, Inc.	\$ 272,187.00	100%	\$ 272,187.00	\$ 0.00	\$ 213,439.50	\$ 58,747.50	\$ 0.00
15	Acoustical Tile Ceilings	Just Rite Acoustics, Inc.	\$ 22,000.00	100%	\$ 22,000.00	\$ 0.00	\$ 13,500.00	\$ 8,500.00	\$ 0.00
16	Carpeting & VCT	PCI Flortech Inc	\$ 68,776.00	100%	\$ 68,776.00	\$ 0.00	\$ 64,458.90	\$ 24,317.10	\$ 0.00
17	Floor Prep	Leopardo Companies, Inc.	\$ 0.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
18	Epoxy Flooring	Executive Installation Inc	\$ 7,950.00	100%	\$ 7,950.00	\$ 0.00	\$ 7,155.00	\$ 795.00	\$ 0.00
19	Painting	Leopardo Companies, Inc.	\$ 24,265.00	100%	\$ 24,265.00	\$ 0.00	\$ 15,093.00	\$ 9,172.00	\$ 0.00
20	Toilet Accessories	Leopardo Companies, Inc.	\$ 15,228.00	100%	\$ 15,228.00	\$ 0.00	\$ 13,705.20	\$ 1,522.80	\$ 0.00
21	Fire Protection	Metropolitan Fire Protectio	\$ 35,348.00	100%	\$ 35,348.00	\$ 0.00	\$ 24,150.96	\$ 11,197.04	\$ 0.00
22	Plumbing	Provancal Brothers Inc	\$ 262,445.00	100%	\$ 262,445.00	\$ 0.00	\$ 210,003.30	\$ 52,441.70	\$ 0.00
23	HVAC	State Mechanical Services	\$ 208,953.00	100%	\$ 208,953.00	\$ 0.00	\$ 180,000.00	\$ 28,953.00	\$ 0.00
24	Electrical	Belcore Electric Constructi	\$ 185,349.00	100%	\$ 185,349.00	\$ 0.00	\$ 148,212.00	\$ 37,137.00	\$ 0.00
25	Overhead & Profit	Leopardo Companies, Inc.	\$ 51,706.00	100%	\$ 51,706.00	\$ 0.00	\$ 37,848.06	\$ 13,857.94	\$ 0.00
<b>Totals</b>			<b>\$ 1,681,551.00</b>	<b>100%</b>	<b>\$ 1,681,551.00</b>	<b>\$ 0.00</b>	<b>\$ 1,360,301.57</b>	<b>\$ 321,249.43</b>	<b>\$ 0.00</b>

Amount of Original Contract ..... \$ 1,584,442.00      Work Completed to Date (column 4) ..... \$ 1,681,551.00  
 Adjustments to Contract ..... \$ 97,109.00      Total Retained (column 5) ..... \$ 0.00  
 Adjusted Total Contract ..... \$ 1,681,551.00      Net Amount Earned (col. 4 minus col. 5) ..... \$ 1,681,551.00  
 Previously Invoiced (column 6) ..... \$ 1,360,301.57  
 Net Amount Due this Payment (column 7) ..... \$ 321,249.43

STATE OF Illinois )  
 COUNTY OF Cook }

The undersigned Joseph A. Oetter, being first duly sworn on oath, deposes and says  
 That he/she is Controller of Leopardo Companies, Inc., contractor for the GENERAL CONTRACTING for the following  
 project.  
 Contract Title: DaVita Woodlawn Dialysis  
 Contract Address: 5060 S. State Street - Chicago, IL 60609

That, for the purpose of this work, the foregoing orders have been placed and the foregoing parties subcontracted with, and these have furnished materials or have provided labor, or both, for said project. That, the amount of such order or subcontract is as stated above and that there is due and to become due then respectively, the amounts set opposite their names for materials or labor or both. That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner FINAL/PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and/or materials, and of amounts paid, due and to become due thereon.

Subscribed and sworn to before me on 9/25/12 Signed Joseph A. Oetter

Michele Perri  
 Notary Public

