



February 27, 2017

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HEALTH FACILITIES &
SERVICES REVIEW BOARD

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 – Lincoln Park Dialysis (Proj. No. 15-033)

Dear Mr. Constantino:

On behalf of DaVita Inc. and Lincoln Park Dialysis Services, Inc. d/b/a Lincoln Park Dialysis (collectively, "DaVita"), I am writing to submit the final realized project cost report for Project No. 15-033. On November 17, 2015, the Illinois Health Facilities and Services Review Board ("State Board") approved DaVita's application for a certificate of need permit to discontinue a 22-station in-center hemodialysis facility located at 3157 North Lincoln Avenue, Chicago, Illinois 60657 and establish a 22-station in-center hemodialysis facility located at 2484 North Elston Avenue, Chicago, Illinois 60647 (the "Project"). The permit provided for a project completion date of April 30, 2017. The Project was obligated on November 19, 2015 through execution of the lease for the building that houses the dialysis facility. A Notice of Project Completion was mailed December 8, 2016.

For your review, DaVita submits the following information as its final realized cost report for the relocation of Lincoln Park Dialysis:

1. Final Realized Project Costs

Lincoln Park Dialysis Final Realized Project Costs		
	Approved	Expended
Modernization Construction Contracts*	\$1,700,000	\$1,752,942
Contingencies	\$60,000	\$0
Architectural /Engineering Fees	\$146,000	\$94,983
Consulting and Other Fees	\$125,000	\$18,906
Movable or Other Equipment (not in construction contracts)	\$788,368	\$727,931
Fair Market Value of Leased Space and Equipment	\$3,976,569	\$3,976,569
ESTIMATED TOTAL PROJECT COST	\$6,795,937	\$6,571,331

*The G702 does not include the Permit Holder's purchased lighting package of \$52,131 or the Security Door & Lock System of \$28,684. These amounts were added to the Modernization Contracts.

All of the costs reported in the Table above will be reported on the Medicare / Medicaid cost reports.

2. Medicare and Medicaid Cost Reports and Certification of Compliance

Pursuant to 77 Ill. Admin. Code §1130.770, DaVita certifies the final realized costs are the total costs required to complete the Project and 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 Tim Tincknell at 773-278-4403 or timothy.tincknell@davita.com.

Sincerely,



Gaurav Bhattacharyya
Division Vice President
DaVita Inc.

SUBSCRIBED AND SWORN
to before me this 27 day of
February, 2017


Melissa Bolwin



My commission expires: 06-15-19

Attachment

cc: Brent Habitz
Jim Burke

DAVITA - APPLICATION FOR PAYMENT: Cover Sheet

PAGE ONE OF THREE PAGES

TO OWNER:

DaVita, Inc.
1627 Cole Blvd. bldg 18
Lakewood, CO

PROJECT:

Lincoln Park Dialysis
2484 N Elston
Chicago, IL 60647

Task Code: 02.01 = \$167,212.70

FROM CONTRACTOR:

Leopardo Companies, Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

VIA ARCHITECT:

Studio CC, Inc.
223 W Jackson Blvd, Suite 1200
Chicago, IL 60606

DocuSigned by:

James Burke

B03C45F2AE7A7A...

DocuSigned by:

David Leahy

Z08C47FCED414B...

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 1,612,044.00
2. Net change by Change Orders \$ 60,083.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,672,127.00
4. TOTAL COMPLETED & STORED TO \$ 1,672,127.00
DATE: Column G (TI Tab)
5. RETAINAGE:
a. 0.00 % of Completed Work \$ 0.00
(Column D + E on TI Tab)
b. 0.00 % of Stored Material \$ 0.00
(Column F on TI Tab)
Total Retainage (Lines 5a + 5b or
Total in Column I of TI Tab) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 1,672,127.00
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate) \$ 51,504,914.30
8. CURRENT PAYMENT DUE \$ 1,672,127.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$60,083.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$60,083.00	\$0.00
NET CHANGES by Change Order	\$60,083.00	

APPLICATION NO: 5

Distribution to:

Facility #00314

☐ OWNER

Project Code: R00314-0

☐ ARCHITECT

PERIOD TO: 12/01/16

☐ CONTRACTOR

PERIOD FROM: 10/01/16

☐

DVA PROJ NO: 00314

GC JOB NO: 16-2537

CONTRACT DATE: 4/15/16

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.

CONTRACTOR: Leopardo Companies, Inc.

By: 

Date: 12/7/16

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, 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: \$ 167,212.70

(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.)
Authorized Representative: DaVita, Inc.
DocuSigned by:

By:  Date: December 15, 2016

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.

APPLICATION NO: 5

APPLICATION DATE:	12/1/2016
PERIOD TO:	12/1/2016
PERIOD FROM:	10/1/2016
DAVia PROJECT NO:	00314

DAVITA PROJECT NO:

00314

[illegible]

APPLICATION NO:	5
APPLICATION DATE:	12/1/2016
PERIOD TO:	12/1/2016
PERIOD FROM:	10/1/2016
DaVita PROJECT NO:	00314

A	B	C	D		E	F		G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE) (% * G)	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD							
	LIFE SAFETY										
1.1	General Requirements	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	
1.2	Overhead and Profit	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	
10.2	Fire Extinguishers	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	
15.3	Fire Protection Piping	\$14,000.00	\$14,000.00	\$0.00		\$0.00	\$14,000.00	100.00%	\$0.00	\$0.00	
16.2	Fire Alarm System	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	
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Schedule of Values (Tenant Improvements)

PAGE 3 OF 3 PAGES

Cost Categories shown below are not to be added to, or deviated from in tabulations below, state amount for each category. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 5
 APPLICATION DATE: 12/1/2016
 PERIOD TO: 12/1/2016
 PERIOD FROM: 10/1/2016
 DAVIA PROJECT NO: 00314

A	B	C	D		E	F		G		H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE) (% * G)	DVA Task Code	
			FROM PREVIOUS APPLICATION (D + E)									
TENANT TOTALS												
1.1	General Requirements	\$115,675.00	\$115,675.00		\$0.00	\$0.00	\$115,675.00	100.00%	\$0.00	\$0.00		
1.2	Overhead and Profit	\$31,609.00	\$31,609.00		\$0.00	\$0.00	\$31,609.00	100.00%	\$0.00	\$0.00		
5.1	Metals/Concrete/Masonry	\$32,700.00	\$32,700.00		\$0.00	\$0.00	\$32,700.00	100.00%	\$0.00	\$0.00		
6.1	Rough Carpentry	\$82,286.00	\$82,286.00		\$0.00	\$0.00	\$82,286.00	100.00%	\$0.00	\$0.00		
6.2	Finish Carpentry & Cabinetry	\$93,000.00	\$93,000.00		\$0.00	\$0.00	\$93,000.00	100.00%	\$0.00	\$0.00		
8.1	Doors, Frames & Hardware	\$1,200.00	\$1,200.00		\$0.00	\$0.00	\$1,200.00	100.00%	\$0.00	\$0.00		
8.3	Glass & Glazing (Interior)	\$40,400.00	\$40,400.00		\$0.00	\$0.00	\$40,400.00	100.00%	\$0.00	\$0.00		
9.1	Drywall and Framing	\$258,550.00	\$258,550.00		\$0.00	\$0.00	\$258,550.00	100.00%	\$0.00	\$0.00		
9.2	Ceilings	\$27,100.00	\$27,100.00		\$0.00	\$0.00	\$27,100.00	100.00%	\$0.00	\$0.00		
9.3	Flooring	\$84,330.00	\$84,330.00		\$0.00	\$0.00	\$84,330.00	100.00%	\$0.00	\$0.00		
9.4	Paints & Coatings	\$13,000.00	\$13,000.00		\$0.00	\$0.00	\$13,000.00	100.00%	\$0.00	\$0.00		
10.1	Specialties	\$53,274.00	\$53,274.00		\$0.00	\$0.00	\$53,274.00	100.00%	\$0.00	\$0.00		
11.1	Equipment	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$0.00		
12.1	Furnishings	\$1,542.00	\$1,542.00		\$0.00	\$0.00	\$1,542.00	100.00%	\$0.00	\$0.00		
15.1	HVAC Equip and Distribution	\$285,000.00	\$285,000.00		\$0.00	\$0.00	\$285,000.00	100.00%	\$0.00	\$0.00		
15.2	Plumbing (Tenant improvements)	\$271,000.00	\$271,000.00		\$0.00	\$0.00	\$271,000.00	100.00%	\$0.00	\$0.00		
16.1	Electrical	\$207,378.00	\$207,378.00		\$0.00	\$0.00	\$207,378.00	100.00%	\$0.00	\$0.00		
16.3	Security System	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		
16.4	Generator	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		
	OCO #001 - June 2016	\$10,100.00	\$10,100.00		\$0.00	\$0.00	\$10,100.00	100.00%	\$0.00	\$0.00		
	OCO #002 - July 2016	\$11,053.00	\$11,053.00		\$0.00	\$0.00	\$11,053.00	100.00%	\$0.00	\$0.00		
	OCO #003 - August 2016	\$25,888.00	\$25,888.00		\$0.00	\$0.00	\$25,888.00	100.00%	\$0.00	\$0.00		
	OCO #004 - September 2016	\$13,042.00	\$13,042.00		\$0.00	\$0.00	\$13,042.00	100.00%	\$0.00	\$0.00		
	Change Order # ?					\$0.00	\$0.00		\$0.00	\$0.00		
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	Change Order # ?					\$0.00	\$0.00		\$0.00	\$0.00		
	Change Order # ?					\$0.00	\$0.00		\$0.00	\$0.00		
	TENANT TOTALS	\$1,658,127.00	\$1,658,127.00		\$0.00	\$0.00	\$1,658,127.00	100.00%	\$0.00	\$0.00	2.01	
	MBBI TOTALS	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00	2.02	
	LIFE SAFETY TOTALS	\$14,000.00	\$14,000.00		\$0.00	\$0.00	\$14,000.00	100.00%	\$0.00	\$0.00	2.03	
	TOTAL	\$1,672,127.00	\$0.00		\$0.00	\$0.00	\$1,672,127.00	100.00%	\$0.00	\$0.00		