


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: Notice of Project Completion and Final Realized Cost Report – Garfield Kidney Center (Proj. No 18-001)

Dear Mr. Constantino:

On behalf of DaVita Inc. and Total Renal Care, Inc. (collectively, the “DaVita”), I am writing to submit the notice of project completion and final realized project cost report for Project No. 18-001. On June 5, 2018, the Illinois Health Facilities and Services Review Board (“State Board”) approved the Permit Holders’ application for the discontinuation of the 16 station dialysis clinic located at the 3250 West Franklin Boulevard, Chicago, Illinois and the establishment of a 24 station dialysis clinic to be located at 408-418 Homan Avenue, Chicago, Illinois (the “Project”). On July 17, 2019, the Centers for Medicare and Medicaid Services notified the clinic the additional 8 dialysis stations were approved and certified with an effective date of May 9, 2019.

For your review, the Permit Holders submit the following information as their final realized cost report for the relocation of Garfield Kidney Center:

1. Final Realized Project Costs

Garfield Kidney Center Final Realized Project Costs		
	Approved	Expended
New Construction Contracts	\$1,935,298	\$1,608,548
Contingencies*	\$110,000	\$85,174
Architectural /Engineering Fees	\$137,113	\$94,727
Consulting and Other Fees	\$69,463	\$18,089
Movable or Other Equipment (not in construction contracts)	\$603,562	\$598,084
Fair Market Value of Lease Space and Equipment	\$2,854,670	\$2,854,670
Net Book Value of Existing Equipment	\$499,236	\$499,236
ESTIMATED TOTAL PROJECT COST	\$6,209,342	\$5,758,528

*The G702 does not include the \$57,243 for DaVita’s purchased lighting package, \$13,775 for the security door and lock system, \$7,193 for permits, and \$6,963 for miscellaneous construction costs. This amount is recorded as a Contingency.

Michael Constantino

Page 2

2. Certification of Final Realized Costs and Compliance

Pursuant to 77 Ill. Admin. Code §1130.770, DaVita certifies the final realized costs, as itemized, are the total costs required to complete the project and that there are no additional associated costs or capital expenditures related to the Project. I further certify DaVita 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.

Sincerely,

DocuSigned by:

82A8099CF2A8407...
Dawn Thomas
Division Vice President
DaVita Inc.

Attachment

cc: Josef Kaplan, DaVita Inc.

DAVITA - APPLICATION FOR PAYMENT: Cover Sheet

PAGE ONE OF THREE PAGES

TO OWNER:

Total Renal Care, Inc. c/o DaVita Inc.
2000 16th Street
Denver, CO 80202

PROJECT:

DaVita Dialysis Garfield Park, I
414 North Homan Avenue
Chicago, IL 60612

APPLICATION NO:

8

Distribution to:

☐ OWNER☐ ARCHITECT☐ CONTRACTOR

FROM CONTRACTOR:

Morgan Harbour Construction, LLC
7510 South Madison Street
Willowbrook, IL 60527

VIA ARCHITECT:

Studio GC
223 West Jackson Blvd., Suit 1200
Chicago, IL 60606

PERIOD TO: 03/31/19

PERIOD FROM: 03/01/19

DVA PROJ NO: <Insert>

GC JOB NO: 542

CONTRACT DATE: 7/12/18

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.

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 \$ 1,571,944.00
2. Net change by Change Orders \$ 36,603.83
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,608,547.83
4. TOTAL COMPLETED & STORED TO \$ 1,608,547.83

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)

6. TOTAL EARNED LESS RETAINAGE \$ 0.00
- (Line 4 Less Line 5 Total) \$ 1,608,547.83

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ \$1,368,471.94
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 240,075.89
- (Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$20,604.15	\$0.00
Total approved this Month	\$15,999.68	\$0.00
TOTALS	\$36,603.83	\$0.00
NET CHANGES by Change Order	\$36,603.83	

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 \$ \$240,075.89

(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.)
DaVita, Inc.

Authorized Representative:

By: Carl Giomelli

Date: 5/17/2019

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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.

Schedule of Values (MBBI)

PAGE 1 OF 3 PAGES

APPLICATION NO: 8-F

APPLICATION DATE: 3/31/2019

PERIOD TO: 3/31/2019

PERIOD FROM: 3/1/2019

DaVita PROJECT NO: <Insert>

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.

A	B	C	D	E		F	G		H	I
TASK 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)	%	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE) (% * G)	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
	MBBIs									
1.1	General Requirements	\$11,325.00	\$11,325.00	\$0.00	\$0.00	\$0.00	\$11,325.00	100.00%	\$0.00	\$0.00
1.2	Overhead and Profit	\$4,427.00	\$4,427.00	\$0.00	\$0.00	\$0.00	\$4,427.00	100.00%	\$0.00	\$0.00
1.3	Demolition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
2.1	Site Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
2.2	Site Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
2.3	Site Remediation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
3.1	Concrete	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$4,500.00	100.00%	\$0.00	\$0.00
4.1	Masonry	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
5.1	Metals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
6.1	Rough Carpentry	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
7.1	Thermal & Moisture (roofing)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
7.2	Thermal Protection (Insulation)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
8.2	Entrances & Storefronts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
8.3	Glass & Glazing (exterior)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
9.1	Drywall	\$17,820.00	\$17,820.00	\$0.00	\$0.00	\$0.00	\$17,820.00	100.00%	\$0.00	\$0.00
9.4	Paints & Coatings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
10.1	Specialties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
11.1	Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
	Sprinkler	\$22,246.00	\$22,246.00	\$0.00	\$0.00	\$0.00	\$22,246.00	100.00%	\$0.00	\$0.00
	Sprinkler Drops	\$18,688.00	\$18,688.00	\$0.00	\$0.00	\$0.00	\$18,688.00	100.00%	\$0.00	\$0.00
15.1	HVAC Equipment (Units only)	\$79,360.00	\$79,360.00	\$0.00	\$0.00	\$0.00	\$79,360.00	100.00%	\$0.00	\$0.00
15.2	Plumbing (Building shell)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
16.1	Electrical (Building Service)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00
	Change Order # PCO#1	\$11,565.75	\$11,565.75	\$0.00	\$0.00	\$0.00	\$11,565.75	100.00%	\$0.00	\$0.00
	Change Order # PCO#6	\$3,267.60	\$3,267.60	\$0.00	\$0.00	\$0.00	\$3,267.60	100.00%	\$0.00	\$0.00
	Change Order # PCO#8	\$3,528.00	\$3,528.00	\$0.00	\$0.00	\$0.00	\$3,528.00	100.00%	\$0.00	\$0.00
	Change Order # ?								\$0.00	\$0.00
	Change Order # ?								\$0.00	\$0.00
	Change Order # ?								\$0.00	\$0.00
	Change Order # ?								\$0.00	\$0.00
	Change Order # ?								\$0.00	\$0.00
	Change Order # ?								\$0.00	\$0.00
	Change Order # ?								\$0.00	\$0.00
	MBBI TOTALS	\$176,727.35	\$176,727.35	\$0.00	\$0.00	\$0.00	\$176,727.35	100.00%	\$0.00	\$0.00

Schedule of Values (Life Safety)

PAGE 2 OF 3 PAGES

APPLICATION NO: 8-F
 APPLICATION DATE: 3/31/2019
 PERIOD TO: 3/31/2019
 PERIOD FROM: 3/1/2019
 DaVita PROJECT NO: <Insert>

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.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E		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) (% * G)
			WORK COMPLETED		FROM PREVIOUS APPLICATION (D + E)				
	LIFE SAFTEY								
1.1	General Requirements	\$2,903.00	\$2,903.00	\$0.00	\$0.00	\$0.00	\$2,903.00	\$0.00	\$0.00
1.2	Overhead and Profit	\$1,135.00	\$1,135.00	\$0.00	\$0.00	\$0.00	\$1,135.00	\$0.00	\$0.00
10.2	Fire Extinguishers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15.3	Fire Protection Piping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16.2	Fire Alarm System	\$35,400.00	\$35,400.00	\$0.00	\$0.00	\$0.00	\$35,400.00	\$0.00	\$0.00
	Change Order # ?	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	Change Order # ?	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00
	LIFE SAFTEY TOTALS	\$39,438.00	\$39,438.00	\$0.00	\$0.00	\$0.00	\$39,438.00	\$0.00	\$0.00

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Schedule of Values (Tenant Improvements)

PAGE 3 OF 3 PAGES

APPLICATION NO:

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Cost Categories shown below are not to be added to, or deviated from

APPLICATION DATE: 3/31/2019

In tabulations below, state amount for each category

PERIOD TO: 3/31/2019

Use Column I on Contracts where variable retainage for line items may apply.

PERIOD FROM: 3/1/2019

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) (% * G)	J DVA Task Code
			FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		% (G + C)				
	TENANT TOTALS										
1.1	General Requirements	\$101,476.00	\$80,591.92	\$20,884.08	\$0.00	\$0.00	\$101,476.00	100.00%	\$0.00	\$0.00	
1.2	Overhead and Profit	\$39,665.00	\$36,820.80	\$2,844.20	\$0.00	\$0.00	\$39,665.00	100.00%	\$0.00	\$0.00	
4.1	Masonry	\$6,895.00	\$6,895.00	\$0.00	\$0.00	\$0.00	\$6,895.00	100.00%	\$0.00	\$0.00	
5.1	Metals	\$16,700.00	\$16,700.00	\$0.00	\$0.00	\$0.00	\$16,700.00	100.00%	\$0.00	\$0.00	
6.1	Rough Carpentry	\$54,685.00	\$43,426.46	\$11,258.54	\$0.00	\$0.00	\$54,685.00	100.00%	\$0.00	\$0.00	
6.2	Finish Carpentry & Cabinetry	\$177,894.00	\$176,520.00	\$1,374.00	\$0.00	\$0.00	\$177,894.00	100.00%	\$0.00	\$0.00	
8.1	Doors, Frames & Hardware	\$31,700.00	\$27,607.04	\$4,092.96	\$0.00	\$0.00	\$31,700.00	100.00%	\$0.00	\$0.00	
8.3	Glass & Glazing (Interior)	\$49,260.00	\$31,251.00	\$18,009.00	\$0.00	\$0.00	\$49,260.00	100.00%	\$0.00	\$0.00	
9.1	Drywall and Framing	\$105,130.00	\$105,130.00	\$0.00	\$0.00	\$0.00	\$105,130.00	100.00%	\$0.00	\$0.00	
9.2	Ceilings	\$35,200.00	\$35,200.00	\$0.00	\$0.00	\$0.00	\$35,200.00	100.00%	\$0.00	\$0.00	
9.3	Flooring	\$88,711.00	\$88,711.00	\$0.00	\$0.00	\$0.00	\$88,711.00	100.00%	\$0.00	\$0.00	
9.4	Paints & Coatings	\$21,050.00	\$21,050.00	\$0.00	\$0.00	\$0.00	\$21,050.00	100.00%	\$0.00	\$0.00	
10.1	Specialties	\$16,044.00	\$1,680.00	\$14,364.00	\$0.00	\$0.00	\$16,044.00	100.00%	\$0.00	\$0.00	
11.1	Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
12.1	Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
15.1	HVAC Equip and Distribution	\$161,140.00	\$161,140.00	\$0.00	\$0.00	\$0.00	\$161,140.00	100.00%	\$0.00	\$0.00	
15.2	Plumbing (Tenant improvements)	\$289,775.00	\$289,775.00	\$0.00	\$0.00	\$0.00	\$289,775.00	100.00%	\$0.00	\$0.00	
16.1	Electrical	\$178,815.00	\$178,815.00	\$0.00	\$0.00	\$0.00	\$178,815.00	100.00%	\$0.00	\$0.00	
16.3	Security System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
16.4	Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
	Change Order # 1	\$2,242.80	\$2,242.80	\$0.00	\$0.00	\$0.00	\$2,242.80	100.00%	\$0.00	\$0.00	
	Change Order # PCCO #003	\$15,999.68		\$15,999.68			\$15,999.68	100.00%	\$0.00	\$0.00	
	Change Order # ?						\$0.00		\$0.00	\$0.00	
	Change Order # ?						\$0.00		\$0.00	\$0.00	
	Change Order # ?						\$0.00		\$0.00	\$0.00	
	Change Order # ?						\$0.00		\$0.00	\$0.00	
	Change Order # ?						\$0.00		\$0.00	\$0.00	
	Change Order # ?						\$0.00		\$0.00	\$0.00	
	Change Order # ?						\$0.00		\$0.00	\$0.00	
	TENANT TOTALS	\$1,376,382.80	\$1,303,556.02	\$88,826.46	\$0.00	\$0.00	\$1,392,382.48	101.16%	\$0.00	\$0.00	2.01
	MBBI TOTALS	\$176,727.35	\$176,727.35	\$0.00	\$0.00	\$0.00	\$176,727.35	100.00%	\$0.00	\$0.00	2.02
	LIFE SAFTEY TOTALS	\$39,438.00	\$39,438.00	\$0.00	\$0.00	\$0.00	\$39,438.00	100.00%	\$0.00	\$0.00	2.03
	TOTAL	\$1,592,548.15	\$1,519,721.37	\$88,826.46	\$0.00	\$0.00	\$1,608,547.83	101.00%	\$0.00	\$0.00	