



February 10, 2014

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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 – Kenwood Dialysis (Proj. No. 11-102)

Dear Mr. Constantino:

On behalf of DaVita HealthCare Partners Inc. and Total Renal Care, Inc. d/b/a Kenwood Dialysis, f/k/a Lake Park Dialysis (collectively, “DaVita”), I am writing to submit the final realized project cost report for Project No. 11-102. On January 10, 2012, the Illinois Health Facilities and Services Review Board (“State Board”) approved DaVita’s application for a certificate of need permit to discontinue a 20-station in-center hemodialysis facility located at 1531 East Hyde Park Boulevard, Chicago, Illinois 60615 and establish a 32-station in-center hemodialysis facility located at 4259 South Cottage Grove Avenue, Chicago, Illinois 60653 (the “Project”). The permit provided for a project completion date of December 31, 2013. The Project was obligated on January 10, 2012. The lease for the building that houses the dialysis facility was executed on December 9, 2011, but was effective upon permit approval. The facility was notified by the Centers for Medicare and Medicaid Services in a letter dated September 5, 2013 that the relocation and additional 12 stations were approved and certified with an effective date of August 23, 2013.

For your review, DaVita submits the following information as its final realized cost report for the relocation of Lake Park Dialysis, n/k/a Kenwood Dialysis:

1. Final Realized Project Costs

Kenwood Dialysis Final Realized Project Costs		
	Approved	Expended
New Construction Contracts*	\$1,577,188	\$1,575,678
Contingencies	\$189,262	\$0
Architectural /Engineering Fees	\$98,957	\$167,386
Consulting and Other Fees	\$74,500	\$14,437
Movable or Other Equipment (not in construction contracts)	\$912,685	\$894,226
Fair Market Value of Lease Space and Equipment	\$2,694,057	\$2,694,057

Kenwood Dialysis Final Realized Project Costs		
	Approved	Expended
<b>ESTIMATED TOTAL PROJECT COST</b>	<b>\$5,546,649</b>	<b>5,345,784</b>

\*The G702 does not include the Permit Holder's purchased lighting package of \$79,639.60. This amount was added to the New Construction Costs. \$209,747.50 of work was performed by the Permit Holder but will be reimbursed by the Landlord. This amount was subtracted from the New Construction Costs.

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 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.

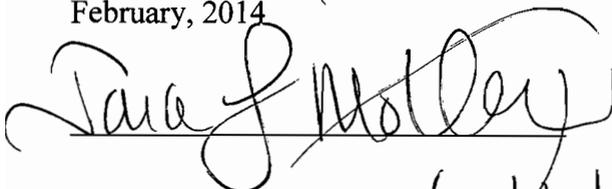
If you have any questions or need any additional information related to the Project, please feel free to contact Tim Tincknell at 312-649-9289 or timothy.tincknell@davita.com.

Sincerely,



Penny Davis  
Division Vice President  
DaVita HealthCare Partners Inc.

SUBSCRIBED AND SWORN  
to before me this 10 day of  
February, 2014




My commission expires: 6-11-17

Attachment

cc: Beth Markus-Boles  
Jim Burke

# APPLICATION AND CERTIFICATE FOR PAYMENT

A/A DOCUMENT G702

Invoice #: 38886

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

Project: 12-4849 Davita Lake Park Hemo Dialysis  
51

Application No: 4

Period: 07/01/2013 - 07/31/2013

Project Number: 12-4849

Distribution to:

Owner

Architect

Contractor

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

Contract Date: Client Reference:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, A/A 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	\$ 1,584,343.00
2. Net Change By Change Orders	\$ 121,443.00
3. Contract Sum To Date	\$ 1,705,786.00
4. Total Completed and Stored To Date	\$ 1,705,786.00

5. Retainage:

a. 0.00% of Completed Work	\$ 0.00
(Column D+E on G703)	
b. 0% of Stored Material	\$ 0.00
(Column F on G703)	
Total Retainage (Lines 5a + 5b)	\$ 0.00

6. Total Earned Less Retainage	\$ 1,705,786.00
(Line 4 Less Lines Total)	
7. Less Previous Certificates For Payment	\$ 1,136,990.15
(Line 6 from prior Certificate)	
8. Current Payment Due	\$ 568,795.85
9. Balance To Finish, Including Retainage	\$ 0.00
(Line 3 Less Line 6)	

CHANGE ORDER SUMMARY		
CHANGES APPROVED	ADDITIONS	DEDUCTIONS
Total changes approved in previous month by Owner	0.00	0.00
Total Approved this Month	121,443.00	0.00
TOTALS	121,443.00	0.00
Net Changes By Change Order	121,443.00	

CONTRACTOR: Leopardo Companies, Inc.  
By: 



State of: Illinois  
Subscribed and sworn to before me on 4/8/13  
Notary Public:   
My Commission expires: 01/17/2016

County of: Cook

## 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 \$ 568,795.85

(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: \_\_\_\_\_

# CONTINUATION SHEET

AIA DOCUMENT G703

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 #: 38886 Contract: 12-4849 Davita Lake Park Hemo Dialysis

Application No.: 4  
Period From: 07/01/2013  
To: 07/31/2013

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)	%	Balance To Finish (C - G)	Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period In Place					
1	General Conditions	80,825.00	63,851.75	16,973.25	0.00	80,825.00	100%	0.00	0.00
2	Permits	11,223.00	0.00	11,223.00	0.00	11,223.00	100%	0.00	0.00
3	Liability Insurance	13,942.00	12,267.00	1,675.00	0.00	13,942.00	100%	0.00	0.00
4	Concrete	47,000.00	47,000.00	0.00	0.00	47,000.00	100%	0.00	0.00
5	Masonry	5,510.00	5,700.00	-190.00	0.00	5,510.00	100%	0.00	0.00
6	Stairs & Railings	33,000.00	33,000.00	0.00	0.00	33,000.00	100%	0.00	0.00
7	Architectural Woodwork/Trim	151,570.00	84,879.20	66,690.80	0.00	151,570.00	100%	0.00	0.00
8	Doors & Frames	35,000.00	35,000.00	0.00	0.00	35,000.00	100%	0.00	0.00
9	Glass & Glazing	12,500.00	0.00	12,500.00	0.00	12,500.00	100%	0.00	0.00
10	Auto Door Operators	5,620.00	0.00	5,620.00	0.00	5,620.00	100%	0.00	0.00
11	Metal Stud & Drywall	320,078.00	293,455.00	26,623.00	0.00	320,078.00	100%	0.00	0.00
12	Acoustical Ceilings	38,500.00	15,400.00	23,100.00	0.00	38,500.00	100%	0.00	0.00
13	Ceramic Tile	2,631.00	0.00	2,631.00	0.00	2,631.00	100%	0.00	0.00
14	Flooring	84,417.00	0.00	84,417.00	0.00	84,417.00	100%	0.00	0.00
15	Floor Prep Allowance	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
16	Epoxy Flooring	16,700.00	0.00	16,700.00	0.00	16,700.00	100%	0.00	0.00
17	Painting & Wallcovering	30,187.00	10,599.48	19,587.52	0.00	30,187.00	100%	0.00	0.00
18	Toilet Compartments	18,317.00	18,317.00	0.00	0.00	18,317.00	100%	0.00	0.00
19	Window Treatments	5,413.00	0.00	5,413.00	0.00	5,413.00	100%	0.00	0.00
20	Elevators	68,769.00	54,700.00	14,069.00	0.00	68,769.00	100%	0.00	0.00
21	Fire Protection	16,000.00	12,800.00	3,200.00	0.00	16,000.00	100%	0.00	0.00
22	Plumbing	252,238.00	223,895.00	28,403.00	0.00	252,238.00	100%	0.00	0.00
23	H.V.A.C.	232,290.00	211,334.00	20,956.00	0.00	232,290.00	100%	0.00	0.00
24	Electrical	179,585.00	110,656.00	68,929.00	0.00	179,585.00	100%	0.00	0.00
25	Contractor's Fee	44,471.00	30,527.97	13,943.03	0.00	44,471.00	100%	0.00	0.00
<b>GRAND TOTALS</b>		<b>1,705,786.00</b>	<b>1,263,322.40</b>	<b>442,463.60</b>	<b>0.00</b>	<b>1,705,786.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>0.00</b>