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August 12, 2013

**RECEIVED**

AUG 13 2013

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

**FEDERAL EXPRESS**

Michael Constantino  
Illinois Health Facilities and Services Review  
Board  
525 West Jefferson Street, 2nd Floor  
Springfield, Illinois 62761

**Re: Annual Progress Report – Evanston Renal Center (Proj. No. 12-010)**

Dear Mr. Constantino:

Pursuant to Section 1130.760 of the Illinois Health Facilities and Services Review Board (“HFSRB”) rules, I am writing on behalf of DaVita HealthCare Partners Inc. f/k/a DaVita Inc. and ISD Renal, Inc. (the “Permit Holders”) to submit the annual progress report for Evanston Renal Center (Project No. 12-010). As you are aware, on July 24, 2012, HFSRB approved the Permit Holders’ application to discontinue its existing 18-station in-center hemodialysis facility located at 1715 Central Street, Evanston, Illinois 60201 and establish an 18-station in-center hemodialysis facility located at 1922 Dempster Street, Evanston, Illinois 60202 (the “Project”). Pursuant to Section 1130.760, the Permit Holders submit the following information regarding the progress of Project Permit #12-010.

**1. Status of the Project**

The Project was obligated on February 27, 2013, through the execution of a lease to establish the dialysis facility. Construction is nearly complete and is anticipated to be complete by the end of August 2013.

**2. Costs Incurred to Date**

To date, the Permit Holders have incurred \$1,832,256 in project costs.

Michael Constantino

August 12, 2013

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<b>PROJECT COSTS</b>	<b>Approved</b>	<b>Expended</b>
Modernization Contracts	\$1,299,493	\$826,274
Contingencies	\$155,809	\$0
A & E Fees	\$83,700	\$79,517
Consulting & Other Fees	\$40,500	\$51,258
Moveable Equipment	\$644,838	\$6,358
Fair Market Value of Leased Space & Equipment	\$868,849	\$868,849
<b>Estimated Total Project Cost</b>	<b>\$3,093,189</b>	<b>\$1,832,256</b>

**3. Sources of Funds**

The project will be financed through \$2,224,340 in cash and cash equivalents and an \$868,849 lease.

**4. Application and Certification for Payment**

The most recent Application and Certification for Payment for the construction contract for the Project is attached hereto at Attachment 1.

**5. Anticipated Completion Date**

The anticipated completion date for the Project is December 31, 2015.

If you need any additional information or have any questions regarding the status of the project, please feel free to contact me.

Sincerely,



Timothy V. Tincknell

Attachment

cc: Alexis Kendrick, HFSRB  
Kelly Ladd  
Jim Burke

# DAVITA - APPLICATION FOR PAYMENT: Cover Sheet

TO OWNER:  
 DaVita, Inc. Attn: James Barke  
 306 Gierz Street  
 Downers Grove, IL 60515

PROJECT:  
 DaVita Evanston  
 1922 Dempster Street  
 Evanston, IL 60202

APPLICATION NO: 4

Distribution to:

OWNER  
 ARCHITECT

PERIOD TO: 07/31/13

CONTRACTOR

FROM CONTRACTOR:  
 The Dubs Company  
 1699 East Chicago Street  
 Elgin, IL 60120

PERIOD FROM:

DVA PROJ NO: 6864  
 GC JOB NO: 13-2501  
 CONTRACT DATE: 3/19/13

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 \$ 1,091,499
2. Net change by Change Orders \$ 31,420
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,122,919
4. TOTAL COMPLETED & STORED TO \$ 918,082

DATE: Column G (TI Tab)

Date: 6/30/13

### 5. RETAINAGE:

- a. 0.10 % of Completed Work \$ 91,808  
 (Column D + E on TI Tab)
- b. 0.10 % of Stored Material \$ 0.00  
 (Column F on TI Tab)

Total Retainage (Lines 5a + 5b or

Total in Column I of TI Tab)  
 \$ 91,808

### 6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)  
 \$ 826,274

### 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$ 621,385

### 8. CURRENT PAYMENT DUE

\$ 204,889

### 9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)  
 \$ 296,645

AMOUNT CERTIFIED ..... \$ 204,889

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$16,158	\$0
Total approved this Month	\$15,262	\$0
<b>TOTALS</b>	<b>\$31,420</b>	<b>\$0</b>
NET CHANGES by Change Order	\$31,420	

## 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.

(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.

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.

\* Note- All items in blue require manual entry

# Schedule of Values (Life Safety)

APPLICATION NO: 4  
 APPLICATION DATE: 7/31/2013  
 PERIOD TO: 7/31/2013  
 PERIOD FROM:  
 Da Vita PROJECT NO: 6864

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 WORK COMPLETED		E THIS PERIOD	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)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	<b>LIFE SAFETY</b>								
1.1	General Requirements	3,583	1,500	1,653	0	3,153	430	158	
1.2	Overhead and Profit	2,150	900	992	0	1,892	258	95	
10.2	Fire Extinguishers	1,428	0	0	0	0	1,428	0	
15.3	Fire Protection Piping	12,550	0	12,550	0	12,550	0	0	
16.2	Fire Alarm System(4.07)	22,900	15,000	5,000	0	20,000	2,900	2,000	
16.4	Generator	0	0	0	0	0	0	0	
	<b>LIFE SAFETY TOTALS</b>	\$42,611	\$17,400	\$20,195	\$0	\$37,595	\$5,016	\$2,252	

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

# Schedule of Values (Tenant Improvements)

APPLICATION NO: 6864  
 APPLICATION DATE: 7/31/2013  
 PERIOD TO: 7/31/2013  
 PERIOD FROM:  
 DaVita PROJECT NO: 6864

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 WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)		E WORK COMPLETED THIS PERIOD		F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) (% * G)	J DVA Task Code
		1	2	3	4	5	6					
<b>TENANT TOTALS</b>												
1.1	General Requirements	94,289		56,574		18,857		0	75,431	18,858	7,543	
1.1	Permits	10,000		10,000				0	10,000	0	1,000	
1.2	Overhead and Profit	57,850		36,100		10,180		0	46,280	11,570	4,628	
1.3	Demolition	30,250		30,250				0	30,250	0	3,025	
3.1	Concrete (Engstrom)	53,160		53,160				0	53,160	0	5,316	
5.1	Metals (Nick's)	16,835		16,835				0	16,835	0	1,684	
6.1	Rough Carpentry	154,306		70,050		66,666		0	136,716	17,590	13,672	
6.2	Cabinetry	56,250		0		20,000		0	20,000	36,250	2,000	
4.8	Thermal Protection (Mason)	11,800		11,800		4,000		0	11,800	0	1,180	
8.1	Doors, Frames & Hardware	21,850		6,000				0	10,000	11,850	1,000	
8.7	Automatic Door	5,599		0				0	0	5,599	0	
8.3	Glass & Glazing (Interior)	55,380		23,880		19,533		0	43,413	11,967	4,341	
7.2	Roof Patch Allowance	5,000		0		5,000		0	5,000	0	500	
1.3	Dumpsters	9,000		8,000		500		0	8,500	500	850	
9.3	Flooring (Commercial Specialists)	41,295		24,777				0	24,777	16,518	2,478	
9.3	Flooring/Patching Allowance	7,000		0				0	0	7,000	0	
9.3	FRP	15,220		0		15,220		0	15,220	0	1,522	
9.4	Paints & Coatings (Inverway)	10,000		0		5,500		0	5,500	4,500	550	
1.3	Labor	5,000		3,000		1,000		0	4,000	1,000	400	
10.3	Accessories	1,928		0				0	0	1,928	0	
10.5	Steel Lockers	2,781		0				0	0	2,781	0	
12.1	Furnishings: Blinds	5,685		0				0	0	5,685	0	
15.1	HVAC Equip and Distribution (Classic Air)	119,560		95,000		20,000		0	115,000	4,560	11,500	
15.2	Plumbing /Temp Loop	127,250		107,222				0	107,222	20,028	10,722	
15.2	R.O. System	12,500		0		11,000		0	11,000	1,500	1,100	
16.1	Electrical (All Suburban)	114,100		97,222		7,000		0	104,222	9,878	10,422	
16.4	Generator	0		0				0	0	0	0	
12.2	Cushions	3,000		0				0	0	3,000	0	
12.2	Fireplace	2,000		2,000				0	2,000	0	200	
<b>TENANT TOTALS</b>		<b>\$1,048,388</b>		<b>\$651,870</b>		<b>\$204,456</b>		<b>\$0</b>	<b>\$856,326</b>	<b>\$192,562</b>	<b>\$85,433</b>	<b>2.01</b>
<b>CHANGE ORDERS TOTALS</b>		<b>\$31,420</b>		<b>\$16,158</b>		<b>\$8,003</b>		<b>\$0</b>	<b>\$24,161</b>	<b>\$0</b>	<b>\$0</b>	<b>2.02</b>
<b>LIFE SAFETY TOTALS</b>		<b>\$42,611</b>		<b>\$17,400</b>		<b>\$20,195</b>		<b>\$0</b>	<b>\$37,595</b>	<b>\$42,611</b>	<b>\$0</b>	<b>2.03</b>
<b>TOTAL</b>		<b>\$1,122,919</b>		<b>\$685,428</b>		<b>\$232,654</b>		<b>\$0</b>	<b>\$918,082</b>	<b>\$235,173</b>	<b>\$85,433</b>	

# Schedule of Values (Change Orders)

APPLICATION NO: 4  
 APPLICATION DATE: 7/31/2013  
 PERIOD TO: 7/31/2013  
 PERIOD FROM:  
 DaVita PROJECT NO: 6864

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 retainages for line items may apply.

A TASK NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D.O.R.E.)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) (% * G)
<b>MBBIs</b>								
E1	Permit Cost	11,785	11,785	0	0	11,785	0	1,179
E2	Telecom Pipe	2,431	0	2,431	0	2,431	0	243
E3	200 Amp Fuse	2,539	0	2,539	0	2,539	0	254
E4	Concrete Ramps	1,260	1,260	0	0	1,260	0	126
E5	Testing	724	724	0	0	724	0	72
E6	Water Room Plumbing	499	499	0	0	499	0	50
E7	Masonry	1,890	1,890	0	0	1,890	0	189
E8	Add Station	1,608	0	1,608	0	1,608	0	161
E9	Heated Chairs	5,968	0	0	0	0	5,968	0
E10	Fire Alarm Changes	391	0	391	0	391	0	39
E11	Exterior Sign	609	0	609	0	609	0	61
E12	Fire Alarm Permit	425	0	425	0	425	0	43
E13	Blackout Shades	1,291	0	0	0	0	1,291	0
<b>MBBI TOTALS</b>		<b>\$31,420.00</b>	<b>\$16,158.00</b>	<b>\$8,003.00</b>	<b>\$0.00</b>	<b>\$24,161.00</b>	<b>\$7,259.00</b>	<b>\$2,416.10</b>