



February 27, 2017

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 – Tinley Park Dialysis (Proj. No. 14-042)

Dear Mr. Constantino:

On behalf of DaVita Inc. and Kidney Center South, LLC d/b/a Tinley Park Dialysis (collectively, “DaVita”), I am writing to submit the notice of project completion and final realized project cost report for Project No. 14-042. On November 12, 2014, the Illinois Health Facilities and Services Review Board (“State Board”) approved DaVita’s application for a certificate of need permit to establish a 12-station in-center hemodialysis facility located at 16767 80th Avenue, Tinley Park, Illinois 60477 (the “Project”). The Project was obligated on March 2, 2015, through execution of a lease to establish the dialysis facility. The facility was notified by the Centers for Medicare and Medicaid Services in a letter dated February 1, 2017 that the 12 stations were approved and certified with an effective date of December 16, 2016.

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

1. Final Realized Project Costs

Tinley Park Dialysis Final Realized Project Costs		
	Approved	Expended
New Construction Contracts*	\$1,080,000	*\$914,725
Contingencies	\$100,000	\$0
Architectural /Engineering Fees	\$90,250	\$61,637
Consulting and Other Fees	\$75,000	\$16,127
Movable or Other Equipment (not in construction contracts)	\$483,187	\$483,448
Fair Market Value of Lease Space and Equipment	\$1,837,445	\$1,837,445
ESTIMATED TOTAL PROJECT COST	\$3,665,882	\$3,313,382

*The construction costs include \$19,431.25 for a security doors and locks system and \$37,146.61 for the facility lighting package.

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.

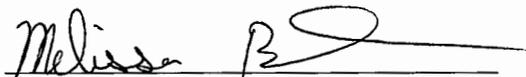
If you have any questions or need any additional information related to the Project, please feel free to contact Tim Tincknell at 773-278-4403 or timothy.tincknell@davita.com.

Sincerely,



Gaurav Bhattacharyya
Division Vice President
DaVita Inc.

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



My commission expires: 06-15-19



Attachment

cc: Brent Habitz
Jim Burke

TO OWNER:
 Total Renal Care, Inc.
 c/o DaVita Healthcare Partners, Inc.
 2000 16th St.
 Denver, CO 90202

PROJECT: DaVita Tinley Park TI Buildout
 16767 S. 80th Avenue
 Tinley Park, IL 60452

Task Code: 02.01 = \$5,652.00

FROM CONTRACTOR:
 Frontier Construction, Inc.
 7615 Plaza Court
 Willowbrook, IL 60527

VIA ARCHITECT:
 StudioGC, Inc.
 233 W. Jackson Blvd.
 Chicago, IL 60606

DocuSigned by:
James Burke
 803CA56F24E7A7A...

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	\$	833,580.00
2. Net change by Change Orders	\$	24,567.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	858,147.00
4. TOTAL COMPLETED & STORED TO DATE: Column G (TI Tab)	\$	858,147.00
5. RETAINAGE:		
a. 0.10 % of Completed Work (Column D + E on TI Tab)	\$	0.00
b. 0.10 % of Stored Material (Column F on TI Tab)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of TI Tab)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	858,147.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	882,495.00
8. CURRENT PAYMENT DUE	\$	5,652.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$26,832.00	\$2,467.00
Total approved this Month	\$202.00	\$0.00
TOTALS	\$27,034.00	\$2,467.00
NET CHANGES by Change Order	\$24,567.00	

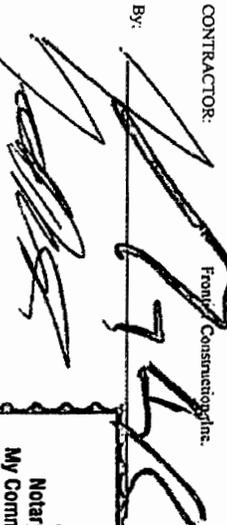
APPLICATION NO: 8
Facility #11122
Project Code: D11122-0

PERIOD TO: 08/31/16
PERIOD FROM: 08/01/16

DVA PROJ NO: D11122-0
GC JOB NO: 2410-2
CONTRACT DATE: 6/23/15

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

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.

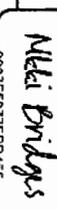
CONTRACTOR: Frontier Construction, Inc.
 By: 
 Date: _____

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.

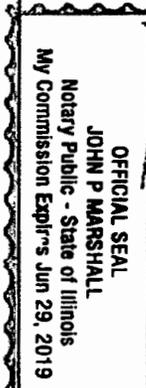
AMOUNT CERTIFIED: \$ **\$5,652.00**

(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 by:  DocuSigned by:
 DaVita, Inc.

Date: **October 28, 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.



Schedule of Values (Tenant Improvements)

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.

DAVia Tritley Park TT Buildout

APPLICATION NO: 8
 APPLICATION DATE: 8/31/2016
 PERIOD TO: 8/31/2016
 PERIOD FROM: 8/1/2016
 DAVIA PROJECT NO: D11122-0

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 % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE (IF VARIABLE RATE) (% * G)	K DVA Task Code
			FROM PREVIOUS APPLICATION (D + E)								
TENANT TOTALS											
1.1	General Requirements	\$26,528.00	\$26,528.00				\$26,528.00	100.00%	\$0.00	\$0.00	
1.2	Overhead and Profit	\$5,900.00	\$5,900.00				\$5,900.00	100.00%	\$0.00	\$0.00	
2.1	Permit Allowance	\$8,000.00	\$8,000.00				\$8,000.00	100.00%	\$0.00	\$0.00	
5.1	Masonry (Febel Brothers)	\$3,000.00	\$3,000.00				\$3,000.00	100.00%	\$0.00	\$0.00	
6.1	Rough Carpentry	\$20,615.00	\$20,615.00				\$20,615.00	100.00%	\$0.00	\$0.00	
6.2	Finish Carpentry & Cabinetry - Con Temp	\$95,150.00	\$95,150.00				\$95,150.00	100.00%	\$0.00	\$0.00	
6.3	Plastic Paneling	\$17,800.00	\$17,800.00				\$17,800.00	100.00%	\$0.00	\$0.00	
8.1	Doors, Frames & Hardware - J&L Metal Doors	\$8,000.00	\$8,000.00				\$8,000.00	100.00%	\$0.00	\$0.00	
8.2	Doors, Frames & Hardware - FCI	\$900.00	\$900.00				\$900.00	100.00%	\$0.00	\$0.00	
8.3	Automatic Operators	\$6,400.00	\$6,400.00				\$6,400.00	100.00%	\$0.00	\$0.00	
8.4	Glass & Glazing - D&M Architectural	\$23,400.00	\$23,400.00				\$23,400.00	100.00%	\$0.00	\$0.00	
8.5	Caulking	\$1,500.00	\$1,500.00				\$1,500.00	100.00%	\$0.00	\$0.00	
8.6	Shades - Evergreen Specialties	\$8,200.00	\$8,200.00				\$8,200.00	100.00%	\$0.00	\$0.00	
9.1	Drywall and Framing - Esquivel Construction	\$97,000.00	\$97,000.00				\$97,000.00	100.00%	\$0.00	\$0.00	
9.2	Acoustical Ceilings - Esquivel Construction	\$17,500.00	\$17,500.00				\$17,500.00	100.00%	\$0.00	\$0.00	
9.3	Floor Covering - Superior Flooring	\$37,000.00	\$37,000.00				\$37,000.00	100.00%	\$0.00	\$0.00	
9.4	Resinous Flooring - CCI Flooring	\$20,585.00	\$20,585.00				\$20,585.00	100.00%	\$0.00	\$0.00	
9.5	Painting - Lanford Construction	\$11,000.00	\$11,000.00				\$11,000.00	100.00%	\$0.00	\$0.00	
9.6	Wall Protection	\$8,300.00	\$8,300.00				\$8,300.00	100.00%	\$0.00	\$0.00	
12.1	Toilet & Bath Accessories	\$3,885.00	\$3,885.00				\$3,885.00	100.00%	\$0.00	\$0.00	
15.1	HVAC (Triangle Mech Services)	\$115,000.00	\$115,000.00				\$115,000.00	100.00%	\$0.00	\$0.00	
15.2	Plumbing (Provanal Brothers)	\$191,000.00	\$191,000.00				\$191,000.00	100.00%	\$0.00	\$0.00	
16.1	Electrical (Electrical One)	\$100,000.00	\$100,000.00				\$100,000.00	100.00%	\$0.00	\$0.00	
	Change Order # 01	\$5,000.00	\$5,000.00				\$5,000.00	100.00%	\$0.00	\$0.00	
	Change Order # 02	\$2,520.00	\$2,520.00				\$2,520.00	100.00%	\$0.00	\$0.00	
	Change Order # 03	\$1,000.00	\$1,000.00				\$1,000.00	100.00%	\$0.00	\$0.00	
	Change Order # 04	\$540.00	\$540.00				\$540.00	100.00%	\$0.00	\$0.00	
	Change Order # 05	\$2,347.00	\$2,347.00				\$2,347.00	100.00%	\$0.00	\$0.00	
	Change Order # 06	\$14,627.00	\$14,627.00				\$14,627.00	100.00%	\$0.00	\$0.00	
	Change Order # 07	(\$2,467.00)	(\$2,467.00)				(\$2,467.00)	100.00%	\$0.00	\$0.00	
	Change Order # 08	\$798.00	\$798.00				\$798.00	100.00%	\$0.00	\$0.00	
	Change Order # 09	\$202.00	\$202.00				\$202.00	100.00%	\$0.00	\$0.00	
	Change Order # ?										
	TENANT TOTALS	\$851,230.00	\$851,028.00		\$202.00	\$0.00	\$851,230.00	100.00%	\$0.00	\$0.00	2.01
	MBBI TOTALS	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$0.00	2.02
	LIFE SAFETY TOTALS	\$6,917.00	\$6,917.00		\$0.00	\$0.00	\$6,917.00	100.00%	\$0.00	\$0.00	2.03
	TOTAL	\$858,147.00	\$857,945.00		\$202.00	\$0.00	\$858,147.00	100.00%	\$0.00	\$0.00	