## Hills, Bonnie

**From:** Kendrick, Alexis
**Sent:** Monday, November 19, 2012 12:38 PM
**To:** Hills, Bonnie
**Subject:** FW: Woodlawn Dialysis Final Project Cost Report (Proj. No. 11-068)
**Attachments:** Woodlawn Final Project Cost Report (11-19-2012).pdf

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**From:** Anne Cooper [mailto:ACooper@Polsinelli.com]
**Sent:** Monday, November 19, 2012 11:42 AM
**To:** Constantino, Mike
**Cc:** Marcie Damisch; Penny Davis; Kelly Ladd; Timothy Tincknell; Kendrick, Alexis; Kara Friedman
**Subject:** Woodlawn Dialysis Final Project Cost Report (Proj. No. 11-068)

Mike,

Attached please find the final project cost report for Woodlawn Dialysis (Proj. No. 11-068) with a hardcopy to follow. Please let me know if you need any additional information to close the permit for Woodlawn Dialysis.

Thanks.

Anne

Polsinelli Shughart. polsinelli.com

**Anne M. Cooper**
*Attorney*

161 N. Clark Street
Suite 4200
Chicago, IL 60601

tel: 312.873.3606
fax: 312.873.2957

acooper@polsinelli.com
*Add me to your address book...*

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tax advice cannot be used, for the purpose of avoiding penalties that may be imposed by the Internal Revenue Service.

DaVita.

November 15, 2012

**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 – Woodlawn Dialysis (Proj. No. 11-068)**

Dear Mr. Constantino:

On behalf of DaVita Inc. and Total Renal Care, Inc. d/b/a Woodlawn Dialysis (collectively, the "Permit Holders"), I am writing to submit the final realized project cost report for Project No. 11-068. On December 6, 2011, the Illinois Health Facilities and Services Review Board ("State Board") approved the Permit Holders' application for a certificate of need permit for the relocation and 12-station expansion of its in-center hemodialysis facility (the "Project"). The permit provided for a project completion date of December 31, 2012. On September 28, 2012, the Permit Holders submitted a notice of project completion to the State Board.

For your review, the Permit Holders submit the following information as its final realized cost report for the relocation of the in-center hemodialysis facility:

1. **Final Realized Project Costs**

| Woodlawn Dialysis<br>Final Realized Project Costs | | |
|---|---|---|
| | **Approved** | **Expended** |
| Modernization Contracts | $1,622,397 | $1,681,551 |
| Contingencies | $150,000 | $113,148 |
| Architectural /Engineering Fees | $110,980 | $176,009 |
| Consulting and Other Fees | $71,500 | $151,480 |
| Movable or Other Equipment (not in construction contracts) | $1,021,431 | $690,062 |
| Fair Market Value of Leased Space or Equipment | $1,993,213 | $1,993,213 |

| Woodlawn Dialysis<br>Final Realized Project Costs | | |
|---|---|---|
| | Approved | Expended |
| ESTIMATED TOTAL PROJECT COST | $4,969,521 | $4,805,463 |

**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 on need any additional information related to the Project, please feel free to contact Anne Cooper at 312-873-3606 or acooper@polsinelli.com.

Sincerely,

Penny Davis
Vice President
DaVita Inc.

SUBSCRIBED AND SWORN
to before me this 15th day of
November, 2012

Margaret L. Enger

"OFFICIAL SEAL"
MARGARET L. ENGER
Notary Public, State of Illinois
My Commission Expires Sept. 18, 2013
Commission No. 447384

My commission expires: Sept 18, 2013

Attachment
cc: Kelly Ladd

# APPLICATION AND CERTIFICATE FOR PAYMENT

*AIA DOCUMENT G702*

**Invoice #:** 37692

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

**Project:** 12-4370 DaVita Woodlawn Dialysis
98

**Application No:** 3
**Period:** 08/01/2012 - 09/30/2012
**Project Number:** 12-4370
**Contract Date:** 02/03/2012
**Client Reference:**

**Distribution to:**
- [ ] Owner
- [ ] Architect
- [ ] Contractor
- [ ]
- [ ]

**From Contractor:** Leopardo Companies, Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

**Via Architect:** StudioGC Architecture + B I M
223 W Jackson Blvd, Suite 1200
Chicago, IL 60606

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

| | | |
|---|---|---|
| 1. Original Contract Sum | | $ 1,584,442.00 |
| 2. Net Change By Change Orders | | $ 97,109.00 |
| 3. Contract Sum To Date | | $ 1,681,551.00 |
| 4. Total Completed and Stored To Date | | $ 1,681,551.00 |
| 5. Retainage: | | |
| a. 0.00% of Completed Work *(Column D+E on G703)* | $ 0.00 | |
| b. 0% of Stored Material *(Column F on G703)* | $ 0.00 | |
| Total Retainage *(Lines 5a + 5b)* | | $ 0.00 |
| 6. Total Earned Less Retainage *(Line 4 Less Line5 Total)* | | $ 1,681,551.00 |
| 7. Less Previous Certificates For Payment *(Line 6 from prior Certificate)* | | $ 1,360,301.57 |
| 8.Current Payment Due | | $ 321,249.43 |
| 9.Balance To Finish, Including Retainage *(Line 3 Less Line 6)* | | $ 0.00 |

| CHANGE ORDER SUMMARY | Additions | Deductions |
|---|---|---|
| Total changes approved in previous month by Owner | 0.00 | 0.00 |
| Total Approved this Month | 97,109.00 | 0.00 |
| TOTALS | 97,109.00 | 0.00 |
| Net Changes By Change Order | 97,109.00 | |

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 where issued and payments received from the Owner, and that current payment shown herein is now due.

OFFICIAL SEAL
MICHELE PERRI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/17/16

CONTRACTOR: **Leopardo Companies, Inc.**

By: [signature] Date: 09/30/12

State of: Illinois County of: Cook
Subscribed and sworn to before me on 09/25/12
Notary Public: [signature]
My Commission expires: 01/17/2016

## 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** $ 321,249.43
*(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.

Application No. : 3
Period From: : 08/01/2012
To : 09/30/2012

Invoice # : 37692 Contract : 12-4370 DaVita Woodlawn Dialysis

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| Item No | Description of Work | Scheduled Value | Work Completed: From Previous Application (D + E) | Work Completed: This Period In Place | 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) |
| 1 | General Conditions & Requireme | 129,431.00 | 125,511.00 | 3,920.00 | 0.00 | 129,431.00 | 100% | 0.00 | 0.00 |
| 2 | Building Permits | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 0.00 | 0.00 |
| 3 | Insurance | 12,124.00 | 12,124.00 | 0.00 | 0.00 | 12,124.00 | 100% | 0.00 | 0.00 |
| 4 | Concrete | 23,003.00 | 22,000.00 | 1,003.00 | 0.00 | 23,003.00 | 100% | 0.00 | 0.00 |
| 5 | Masonry / Stone Work | 42,000.00 | 42,000.00 | 0.00 | 0.00 | 42,000.00 | 100% | 0.00 | 0.00 |
| 6 | Structural Steel | 17,850.00 | 17,850.00 | 0.00 | 0.00 | 17,850.00 | 100% | 0.00 | 0.00 |
| 7 | Carpentry/Misc Demo | 37,632.00 | 32,770.28 | 4,861.72 | 0.00 | 37,632.00 | 100% | 0.00 | 0.00 |
| 8 | Arch. Woodwork / Millwork | 141,350.00 | 140,000.00 | 1,350.00 | 0.00 | 141,350.00 | 100% | 0.00 | 0.00 |
| 9 | Moisture Protection | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 100% | 0.00 | 0.00 |
| 10 | Caulking / Sealants | 5,500.00 | 4,950.00 | 550.00 | 0.00 | 5,500.00 | 100% | 0.00 | 0.00 |
| 11 | Wood Doors and Frames | 28,520.00 | 23,265.00 | 5,255.00 | 0.00 | 28,520.00 | 100% | 0.00 | 0.00 |
| 12 | Glass & Glazing | 44,000.00 | 44,000.00 | 0.00 | 0.00 | 44,000.00 | 100% | 0.00 | 0.00 |
| 13 | Auto Operators | 10,934.00 | 0.00 | 10,934.00 | 0.00 | 10,934.00 | 100% | 0.00 | 0.00 |
| 14 | Drywall/Taping/Framing | 272,187.00 | 237,155.00 | 35,032.00 | 0.00 | 272,187.00 | 100% | 0.00 | 0.00 |
| 15 | Acoustical Tile Ceilings | 22,000.00 | 15,000.00 | 7,000.00 | 0.00 | 22,000.00 | 100% | 0.00 | 0.00 |
| 16 | Carpeting & VCT | 88,776.00 | 71,621.00 | 17,155.00 | 0.00 | 88,776.00 | 100% | 0.00 | 0.00 |
| 17 | Floor Prep | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 0.00 | 0.00 |
| 18 | Epoxy Flooring | 7,950.00 | 7,950.00 | 0.00 | 0.00 | 7,950.00 | 100% | 0.00 | 0.00 |
| 19 | Painting | 24,265.00 | 16,770.00 | 7,495.00 | 0.00 | 24,265.00 | 100% | 0.00 | 0.00 |
| 20 | Toilet Accessories | 15,228.00 | 15,228.00 | 0.00 | 0.00 | 15,228.00 | 100% | 0.00 | 0.00 |
| 21 | Fire Protection | 35,348.00 | 26,834.40 | 8,513.60 | 0.00 | 35,348.00 | 100% | 0.00 | 0.00 |
| 22 | Plumbing | 262,445.00 | 233,337.00 | 29,108.00 | 0.00 | 262,445.00 | 100% | 0.00 | 0.00 |
| 23 | HVAC | 208,953.00 | 200,000.00 | 8,953.00 | 0.00 | 208,953.00 | 100% | 0.00 | 0.00 |
| 24 | Electrical | 185,349.00 | 164,680.00 | 20,669.00 | 0.00 | 185,349.00 | 100% | 0.00 | 0.00 |
| 25 | Overhead & Profit | 51,706.00 | 42,053.40 | 9,652.60 | 0.00 | 51,706.00 | 100% | 0.00 | 0.00 |
| | GRAND TOTALS | 1,681,551.00 | 1,510,099.08 | 171,451.92 | 0.00 | 1,681,551.00 | 100.00% | 0.00 | 0.00 |

# APPLICATION FOR PAYMENT AND SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER



Project Title: DaVita Woodlawn Dialysis
Project Number: 12-4370
Architect: StudioGC Architecture + B I M
Contractor: Leopardo Companies, Inc.

Application Date: September 25, 2012
Application No.: 3
Period From: 8/1/2012 - 9/30/2012
Change Orders Included: 001 - 001

| 1 | 2 | | 3 | 4 | | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|---|
| Item # | Contractor Work/Material Contracted For | Contractor | Adjusted Total Contract | Work Completed Material Stored To % | Dollar Value | Total Retained | Previously Invoiced | Net Amount Requested | Balance To Become Due |
| 1 | General Conditions & Requir | Leopardo Companies, Inc. | $ 129,431.00 | 100% | $ 129,431.00 | $ 0.00 | $ 112,959.90 | $ 16,471.10 | $ 0.00 |
| 2 | Building Permits | Leopardo Companies, Inc. | $ 0.00 | 0% | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| 3 | Insurance | Leopardo Companies, Inc. | $ 12,124.00 | 100% | $ 12,124.00 | $ 0.00 | $ 12,124.00 | $ 0.00 | $ 0.00 |
| 4 | Concrete | Premium Concrete, Inc. | $ 23,003.00 | 100% | $ 23,003.00 | $ 0.00 | $ 19,800.00 | $ 3,203.00 | $ 0.00 |
| 5 | Masonry / Stone Work | Richards & Weyer Constru | $ 42,000.00 | 100% | $ 42,000.00 | $ 0.00 | $ 37,800.00 | $ 4,200.00 | $ 0.00 |
| 6 | Structural Steel | R&I Ornamental Iron, Inc. | $ 17,850.00 | 100% | $ 17,850.00 | $ 0.00 | $ 16,065.00 | $ 1,785.00 | $ 0.00 |
| 7 | Carpentry/Misc Demo | Leopardo Companies, Inc. | $ 37,632.00 | 100% | $ 37,632.00 | $ 0.00 | $ 29,493.25 | $ 8,138.75 | $ 0.00 |
| 8 | Arch. Woodwork / Millwork | American Design Inc | $ 141,350.00 | 100% | $ 141,350.00 | $ 0.00 | $ 126,000.00 | $ 15,350.00 | $ 0.00 |
| 9 | Moisture Protection | Sullivan Roofing, Inc. | $ 15,000.00 | 100% | $ 15,000.00 | $ 0.00 | $ 13,500.00 | $ 1,500.00 | $ 0.00 |
| 10 | Caulking / Sealants | Leopardo Companies, Inc. | $ 5,500.00 | 100% | $ 5,500.00 | $ 0.00 | $ 4,455.00 | $ 1,045.00 | $ 0.00 |
| 11 | Wood Doors and Frames | Anderson Lock Co Inc | $ 28,520.00 | 100% | $ 28,520.00 | $ 0.00 | $ 20,938.50 | $ 7,581.50 | $ 0.00 |
| 12 | Glass & Glazing | Mark Industries, Ltd. | $ 44,000.00 | 100% | $ 44,000.00 | $ 0.00 | $ 39,600.00 | $ 4,400.00 | $ 0.00 |
| 13 | Auto Operators | Assa Abloy Entrance Syste | $ 10,934.00 | 100% | $ 10,934.00 | $ 0.00 | $ 0.00 | $ 10,934.00 | $ 0.00 |
| 14 | Drywall/Taping/Framing | Cassidy Brothers Inc / Leopardo Companies, Inc. | $ 272,187.00 | 100% | $ 272,187.00 | $ 0.00 | $ 213,439.50 | $ 58,747.50 | $ 0.00 |
| 15 | Acoustical Tile Ceilings | Just Rite Acoustics, Inc. | $ 22,000.00 | 100% | $ 22,000.00 | $ 0.00 | $ 13,500.00 | $ 8,500.00 | $ 0.00 |
| 16 | Carpeting & VCT | PCI Flortech Inc | $ 88,776.00 | 100% | $ 88,776.00 | $ 0.00 | $ 64,458.90 | $ 24,317.10 | $ 0.00 |
| 17 | Floor Prep | Leopardo Companies, Inc. | $ 0.00 | 0% | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| 18 | Epoxy Flooring | Executive Installation Inc | $ 7,950.00 | 100% | $ 7,950.00 | $ 0.00 | $ 7,155.00 | $ 795.00 | $ 0.00 |
| 19 | Painting | Leopardo Companies, Inc. | $ 24,265.00 | 100% | $ 24,265.00 | $ 0.00 | $ 15,093.00 | $ 9,172.00 | $ 0.00 |
| 20 | Toilet Accessories | Leopardo Companies, Inc. | $ 15,228.00 | 100% | $ 15,228.00 | $ 0.00 | $ 13,705.20 | $ 1,522.80 | $ 0.00 |
| 21 | Fire Protection | Metropolitan Fire Protectio | $ 35,348.00 | 100% | $ 35,348.00 | $ 0.00 | $ 24,150.96 | $ 11,197.04 | $ 0.00 |
| 22 | Plumbing | Provencal Brothers Inc | $ 262,445.00 | 100% | $ 262,445.00 | $ 0.00 | $ 210,003.30 | $ 52,441.70 | $ 0.00 |
| 23 | HVAC | State Mechanical Services | $ 208,953.00 | 100% | $ 208,953.00 | $ 0.00 | $ 180,000.00 | $ 28,953.00 | $ 0.00 |
| 24 | Electrical | Belcore Electric Constructi | $ 185,349.00 | 100% | $ 185,349.00 | $ 0.00 | $ 148,212.00 | $ 37,137.00 | $ 0.00 |
| 25 | Overhead & Profit | Leopardo Companies, Inc. | $ 51,706.00 | 100% | $ 51,706.00 | $ 0.00 | $ 37,848.06 | $ 13,857.94 | $ 0.00 |
| | Totals | | $ 1,681,551.00 | 100% | $ 1,681,551.00 | $ 0.00 | $ 1,360,301.57 | $ 321,249.43 | $ 0.00 |

| | | | |
|---|---|---|---|
| Amount of Original Contract | $ 1,584,442.00 | Work Completed to Date (column 4) | $ 1,681,551.00 |
| Adjustments to Contract | $ 97,109.00 | Total Retained (column 5) | $ 0.00 |
| Adjusted Total Contract | $ 1,681,551.00 | Net Amount Earned (col. 4 minus col. 5) | $ 1,681,551.00 |
| | | Previously Invoiced (column 6) | $ 1,360,301.57 |
| | | Net Amount Due this Payment (column 7) | $ 321,249.43 |

STATE OF Illinois }
COUNTY OF Cook }

The undersigned Joseph A. Oetter, being first duly sworn on oath, deposes and says
That he/she is Controller of Leopardo Companies, Inc., contractor for the GENERAL CONTRACTING for the following project.
Contract Title: DaVita Woodlawn Dialysis
Contract Address: 5060 S. State Street - Chicago, IL 60609

That, for the purpose of this work, the foregoing orders have been placed and the foregoing parties subcontracted with, and these have furnished materials or have provided labor, or both, for said project. That, the amount of such order or subcontract is as stated above and that there is due and to become due then respectively, the amounts set opposite their names for materials or labor or both. That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner FINAL/PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and/or materials, and of amounts paid, due and to become due thereto.

Subscribed and sworn to before me on 9/25/12 Signed

Notary Public

OFFICIAL SEAL
MICHELE PERRI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/17/16