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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 – Churchview Dialysis (Proj. No. 12-088)

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 Renal Treatment Centers – Illinois, Inc. d/b/a Churchview Dialysis (collectively, “DaVita” and the “Permit Holders”) to submit the annual progress report for Churchview Dialysis (Project No. 12-088). As you are aware, on February 5, 2013, HFSRB approved the Permit Holders’ application to discontinue a 24 station in-center hemodialysis facility located at 5970 Churchview Drive, Rockford, Illinois 61107 and to establish a 24-station in-center hemodialysis facility located at 417 Ware Avenue, Rockford, Illinois 61107 (the “Project”). Pursuant to Section 1130.760, the Permit Holders submit the following information regarding the progress of Project Permit #12-088.

1. Status of the Project

The Project was obligated on February 5, 2013. The lease for the building that will house the facility was executed on November 16, 2012, but was effective upon permit approval. Construction is complete, with only punch list items remaining. The Certificate of Occupancy has been issued for the building.

2. Costs Incurred to Date

To date, the Permit Holders have incurred \$3,546,783 in project costs.

PROJECT COSTS	Approved	Expended
Modernization Contracts*	\$1,545,904	\$1,334,381
Contingencies	\$216,427	\$0
Architectural / Engineering Fees	\$97,596	\$78,727
Consulting & Other Fees	\$87,500	\$53,359
Moveable Equipment or Other Equipment (not in construction contracts)	\$737,849	\$636,629
Fair Market Value of Leased Space & Equipment	\$1,443,687	\$1,443,687
Estimated Total Project Cost	\$4,128,963	\$3,546,783

*The G702 does not include the Permit Holder's purchased lighting package of \$72,304.60.

3. Sources of Funds

The project will be financed through \$2,685,276 in cash and cash equivalents, and a \$1,443,687 lease.

4. Application and Certification for Payment

The Application and Certification for Payment (AIA Form G702) is included as Attachment A.

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

cc: Mary J. Anderson

DAVITA - APPLICATION FOR PAYMENT: Cover Sheet

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

PROJECT: **Church View Dialysis - Hemo**
 417 Ware Ave.
 Rockford, IL 61107

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

VIA ARCHITECT: **Studio GC**
 223 W. Jackson Blvd., Suite 1200
 Chicago, IL 60606

CONTRACT FOR: Facility Maintenance

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 \$ 1,261,175.00
2. Net change by Change Orders \$ 99,980.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,361,155.00
4. TOTAL COMPLETED & STORED TO \$ 1,262,076.00

DATE: Column G (TI Tab)

5. RETAINAGE:
 - a. 0.10 % of Completed Work \$ 113,732.60
 (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) \$ 113,732.60
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 1,148,343.40
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 775,485.90
8. CURRENT PAYMENT DUE \$ 372,857.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 212,811.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$99,980.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$99,980.00	\$0.00
NET CHANGES by Change Order	\$99,980.00	

* Note- All items in blue require manual entry

APPLICATION NO: 6 Distribution to: OWNER ARCHITECT

PERIOD TO: 11/30/13 CONTRACTOR

PERIOD FROM: 11/01/13

DVA PROJ NO: 1560

GC JOB NO: 13-2507

CONTRACT DATE: 6/14/13

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: The Dubs Company

By:  Date: 12/13/2013

Robin M. Dubs, President

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 \$ 372,857.50

(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.

Schedule of Values (MBBI)

Cost Categories shown below are not to be added to, or deducted from
 In tabulations below, state amount for each category
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6
 APPLICATION DATE: 11/9/2013
 PERIOD TO: 11/30/2013
 PERIOD FROM: 11/1/2013
 DAVIA PROJECT NO: 1560

A TASK 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)	(G ÷ C) %	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) (% * G)
			FROM PREVIOUS APPLICATION (D + E)							
MBBIS										
1.1	General Requirements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
1.2	Overhead and Profit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
1.3	Demolition	\$0.00	\$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	\$0.00
2.2	Site Utilities	\$0.00	\$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	\$0.00
3.1	Concrete	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
4.1	Masonry	\$2,200.00	\$2,200.00	\$0.00	\$0.00	\$0.00	\$2,200.00	100.00%	\$0.00	\$220.00
5.1	Metals	\$0.00	\$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	\$0.00
7.1	Thermal & Moisture (roofing)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
7.2	Thermal Protection (Insulation)	\$1,900.00	\$1,900.00	\$0.00	\$0.00	\$0.00	\$1,900.00	100.00%	\$0.00	\$190.00
7.3	Fire Scaffing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
8.1	Doors, Frames & Hardware	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
8.2	Entrances & Storefronts	\$725.00	\$725.00	\$0.00	\$0.00	\$0.00	\$725.00	100.00%	\$0.00	\$72.50
8.3	Glass & Glazing (exterior)	\$9,215.00	\$7,000.00	\$2,215.00	\$0.00	\$0.00	\$9,215.00	100.00%	\$0.00	\$921.50
9.1	Daywall and Framing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
9.2	Ceilings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
9.4	Paints & Coatings	\$0.00	\$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	\$0.00
11.1	Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
13.1	Special Const. & Hazmat remed.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
14.1	Conveying systems, elevators	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
15.1	HVAC Equipment (Units only)	\$300,785.00	\$0.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	74.71%	\$50,785.00	\$15,000.00
15.2	Plumbing (Building shell)	\$0.00	\$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	\$0.00
MBBI TOTALS		\$214,825.00	\$11,825.00	\$152,215.00		\$0.00	\$164,040.00	76.36%	\$50,785.00	\$16,404.00

Schedule of Values (Life Safety)

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.

APPLICATION NO: 6
 APPLICATION DATE: 11/9/2013
 PERIOD TO: 11/30/2013
 PERIOD FROM: 11/1/2013
 DaVita PROJECT NO: 1560

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		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) (% * G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
LIFE SAFETY										
1.1	General Requirements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
1.2	Overhead and Profit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
10.2	Fire Extinguishers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
15.3	Fire Protection Piping	\$11,550.00	\$10,000.00	\$1,550.00	\$1,550.00	\$0.00	\$11,550.00	100.00%	\$0.00	\$0.00
16.2	Fire Alarm System(4,07)	\$15,258.00	\$15,258.00	\$0.00	\$0.00	\$0.00	\$15,258.00	100.00%	\$0.00	\$1,525.80
16.4	Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
LIFE SAFETY TOTALS		\$26,808.00	\$25,258.00	\$1,550.00	\$1,550.00	\$0.00	\$26,808.00	100.00%	\$0.00	\$1,525.80

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)

Cost Categories shown below are not to be added to, or derived from
 In tabulations below, state amount for each category
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6
 APPLICATION DATE: 11/9/2013
 PERIOD TO: 11/30/2013
 PERIOD FROM: 11/1/2013
 DAVIA PROJECT NO: 1560

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D O R 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)	THIS PERIOD							
TENANT TOTALS											
1.1	General Requirements	\$97,652.00	\$57,000.00	\$30,000.00	\$0.00	\$87,000.00	93.90%	\$5,652.00	\$8,700.00		
1.1	Permits allowance	\$8,000.00	\$13,220.00	\$0.00	\$0.00	\$13,220.00	165.25%	(\$5,220.00)	\$0.00		
1.1	Contingency Allowance	\$16,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,000.00	\$0.00		
1.2	Overhead and Profit	\$40,000.00	\$25,000.00	\$10,000.00	\$0.00	\$35,000.00	87.50%	\$5,000.00	\$3,500.00		
1.3	Glazing	\$27,880.00	\$20,000.00	\$7,880.00	\$0.00	\$27,880.00	100.00%	\$0.00	\$2,788.00		
3.1	Concrete	\$27,354.00	\$27,354.00	\$0.00	\$0.00	\$27,354.00	100.00%	\$0.00	\$2,735.40		
5.1	Metals	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	100.00%	\$0.00	\$200.00		
6.1	Wood structure modification allowance	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,000.00	\$0.00		
6.2	Finish Carpentry & Cabinetry	\$73,000.00	\$51,000.00	\$22,000.00	\$0.00	\$73,000.00	100.00%	\$0.00	\$7,300.00		
7.2	Roof penetration allowance	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,500.00	\$0.00		
8.1	Doors, Frames & Hardware	\$24,350.00	\$14,200.00	\$10,150.00	\$0.00	\$24,350.00	100.00%	\$0.00	\$2,435.00		
8.2	Auto doors	\$5,924.00	\$0.00	\$5,924.00	\$0.00	\$5,924.00	100.00%	\$0.00	\$592.40		
8.3	Window/Door seating allowance	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,000.00	\$0.00		
9.1	Drywall and Framing	\$130,000.00	\$104,354.00	\$25,646.00	\$0.00	\$130,000.00	100.00%	\$0.00	\$13,000.00		
9.2	Ceilings	\$20,150.00	\$17,000.00	\$3,150.00	\$0.00	\$20,150.00	100.00%	\$0.00	\$2,015.00		
9.3	Flooring	\$44,478.00	\$28,000.00	\$16,478.00	\$0.00	\$44,478.00	100.00%	\$0.00	\$4,447.80		
9.3	Flooring/Patching Allowance	\$10,500.00	\$0.00	\$5,138.00	\$0.00	\$5,138.00	48.93%	\$5,362.00	\$428.00		
9.3	Toilet compartments	\$4,280.00	\$0.00	\$4,280.00	\$0.00	\$4,280.00	100.00%	\$0.00	\$1,283.40		
9.3	Epoxy floor	\$12,834.00	\$7,000.00	\$5,834.00	\$0.00	\$12,834.00	100.00%	\$0.00	\$2,173.00		
9.4	Paints & Coatings	\$21,730.00	\$8,000.00	\$13,730.00	\$0.00	\$21,730.00	100.00%	\$0.00	\$922.00		
9.4	Wall Protection/Corner Guards	\$9,220.00	\$9,220.00	\$0.00	\$0.00	\$9,220.00	100.00%	\$0.00	\$50.00		
10.1	Accessories	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%	\$0.00	\$0.00		
11.1	Blinds	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,000.00	\$0.00		
12.1	Fireplace units	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,500.00	\$0.00		
15.1	HVAC Equip and Distribution	\$114,465.00	\$110,000.00	\$4,465.00	\$0.00	\$114,465.00	100.00%	\$0.00	\$11,446.50		
15.2	Plumbing /Temp Loop	\$121,975.00	\$105,400.00	\$16,575.00	\$0.00	\$121,975.00	100.00%	\$0.00	\$12,197.50		
15.2	R.O. System	\$26,000.00	\$0.00	\$26,000.00	\$0.00	\$26,000.00	100.00%	\$0.00	\$2,600.00		
15.3	Fire Protection Piping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00		
16.1	Electrical	\$127,250.00	\$121,000.00	\$6,250.00	\$0.00	\$127,250.00	100.00%	\$0.00	\$12,725.00		
16.3	Security System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00		
16.4	Generator Switch	\$35,000.00	\$35,000.00	\$0.00	\$0.00	\$35,000.00	100.00%	\$0.00	\$3,500.00		
CO#1		\$38,942.00	\$38,942.00	\$0.00	\$0.00	\$38,942.00	100.00%	\$0.00	\$3,894.20		
CO#2		\$2,869.00	\$2,869.00	\$0.00	\$0.00	\$2,869.00	100.00%	\$0.00	\$286.90		
CO#3		\$4,227.00	\$4,227.00	\$0.00	\$0.00	\$4,227.00	100.00%	\$0.00	\$422.70		
CO#4		\$4,972.00	\$0.00	\$4,972.00	\$0.00	\$4,972.00	100.00%	\$0.00	\$497.20		
CO#5		\$6,258.00	\$0.00	\$6,258.00	\$0.00	\$6,258.00	100.00%	\$0.00	\$625.80		
CO#6		\$5,668.00	\$0.00	\$5,668.00	\$0.00	\$5,668.00	100.00%	\$0.00	\$566.80		
CO#7		\$14,660.00	\$14,660.00	\$0.00	\$0.00	\$14,660.00	100.00%	\$0.00	\$1,466.00		
CO#8		\$4,394.00	\$0.00	\$4,394.00	\$0.00	\$4,394.00	100.00%	\$0.00	\$439.40		
CO#9		\$17,990.00	\$0.00	\$17,990.00	\$0.00	\$17,990.00	100.00%	\$0.00	\$1,799.00		
TENANT TOTALS		\$1,119,522.00	\$821,614.00	\$249,614.00	\$0.00	\$1,071,228.00	95.69%	\$48,294.00	\$95,802.80	2.01%	
MBBI TOTALS		\$214,825.00	\$11,825.00	\$152,215.00	\$0.00	\$164,040.00	76.36%	\$50,785.00	\$16,404.00	2.02%	
LIFE SAFETY TOTALS		\$26,808.00	\$23,258.00	\$1,550.00	\$0.00	\$26,808.00	100.00%	\$0.00	\$1,525.80	2.03%	
TOTAL		\$1,361,155.00	\$858,697.00	\$403,379.00	\$0.00	\$1,262,076.00	92.72%	\$99,079.00	\$113,732.60		