



February 29, 2016

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

RECEIVED

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HEALTH FACILITIES &  
SERVICES REVIEW BOARD

**Re: Final Realized Cost Report – Stony Creek Dialysis (Proj. No. 14-069)**

Dear Mr. Constantino:

On behalf of DaVita HealthCare Partners Inc. and Renal Life Link, Inc. d/b/a Stony Creek Dialysis (collectively, “DaVita”), I am writing to submit the final realized project cost report for Project No. 14-069. On January 27, 2015, the Illinois Health Facilities and Services Review Board (“State Board”) approved DaVita’s application for a certificate of need permit to discontinue a 12-station in-center hemodialysis facility located at 9155 South Cicero Avenue, Oak Lawn, Illinois 60453 and establish a 12-station in-center hemodialysis facility located at 6236-6246 West 95<sup>th</sup> Street, Oak Lawn, Illinois 60453 (the “Project”). The permit provided for a project completion date of June 30, 2016. The Project was obligated on February 19, 2015 through execution of the lease for the building that houses the dialysis facility. Construction is complete and first treatment at the replacement facility occurred on January 11, 2016. A Notice of Project Completion was submitted February 19, 2016.

For your review, DaVita submits the following information as its final realized cost report for the relocation of Stony Creek Dialysis:

**1. Final Realized Project Costs**

| Stony Creek Dialysis<br>Final Realized Project Costs       |                    |                    |
|--|--------------------|--------------------|
|  | Approved           | Expended           |
| Site Preparation   | \$60,000           | \$0                |
| Modernization Construction Contracts*                      | \$1,125,737        | \$1,107,695        |
| Contingencies  | \$150,000          | \$0                |
| Architectural /Engineering Fees                            | \$124,749          | \$66,263           |
| Consulting and Other Fees                                  | \$78,000           | \$16,462           |
| Movable or Other Equipment (not in construction contracts) | \$480,612          | \$464,969          |
| Fair Market Value of Lease Space and Equipment             | \$1,692,242        | \$1,692,242        |
| <b>ESTIMATED TOTAL PROJECT COST</b>                        | <b>\$3,711,340</b> | <b>\$3,347,631</b> |

Michael Constantino

February 29, 2016

Page 2

\*The G702 does not include the Permit Holder's purchased lighting package of \$43,609.21. This amount was added to the Modernization Construction Contracts 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 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 312-243-9286 or [timothy.tincknell@davita.com](mailto:timothy.tincknell@davita.com).

Sincerely,



Joyce McClaren  
Division Vice President  
DaVita HealthCare Partners Inc.

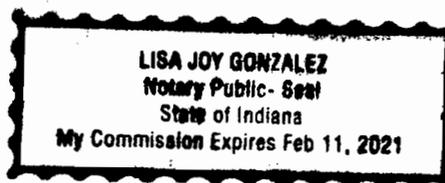
SUBSCRIBED AND SWORN

to before me this 29<sup>th</sup> day of

February, 2016



My commission expires: 02-11-2021



Attachment

cc: Penny Davis  
Ronny Philip  
Jim Burke

TO OWNER:

DaVita Healthcare Partners, Inc.  
 2000 16th Street  
 Denver, CO 80202

PROJECT: DaVita Stony Creek  
 6240 West 95th Street  
 Oak Lawn, IL 60453

Task Code: 02.01 = \$3,949.00

DocuSigned by:  
**James Barker**  
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FROM CONTRACTOR:

The Dubs Company, Inc.  
 1699 East Chicago Street  
 Elgin, IL 60120

VIA ARCHITECT:  
 Studio GC Architects  
 223 West Jackson Boulevard  
 Chicago, IL 60606

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 \$ 1,034,788
2. Net change by Change Orders \$ 29,298
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,064,086
4. TOTAL COMPLETED & STORED TO DATE (Column G (TT Tab)) \$ 1,064,086

5. RETAINAGE:

a. 0 % of Completed Work \$ 0  
 (Column D + E on TT Tab)  
 b. 0.03 % of Stored Material \$ 0  
 (Column F on TT Tab)  
 Total Retainage (Lines 5a + 5b or Total in Column I of TT Tab) \$ 0

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 1,064,086

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,064,137

8. CURRENT PAYMENT DUE \$ 3,949

9. BALANCE TO FINISH, INCLUDING RETAINAGE: (Line 3 less Line 6) \$ 0

| CHANGE ORDER SUMMARY                               | ADDITIONS | DEDUCTIONS |
|--|-----------|------------|
| Total changes approved in previous months by Owner | 27,349    |            |
| Total approved this Month                          | 1,949     |            |
| <b>TOTALS</b>                                      | 29,298    | 0          |
| NET CHANGES by Change Order                        | 29,298    |            |

APPLICATION NO: 7

Distribution to:

OWNER

ARCHITECT

CONTRACTOR

**Facility #01784**  
**Project Code: R01784-0**

PERIOD TO: 02/24/16

PERIOD FROM: 01/01/16

DVA PROJ NO: 0

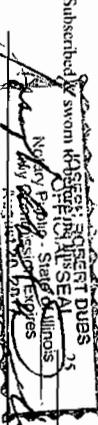
GC JOB NO: 15-2705

CONTRACT DATE:

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, Inc.

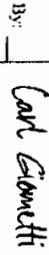
By:  Date: 2/25/16  
 Robin M. Dubs, President

Subscribed by sworn MASTER SECRET DUES 35 day of February, 2016  
  
 Nolan Poppe, State of Illinois

**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: \$ 3,949

(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.)  
 Authored: DocuSigned by: DaVita, Inc.  
 By:  Date: February 25, 2016  
 EB449173E8D84E3...  
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Assistance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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: 7  
 APPLICATION DATE: 2/25/2016  
 PERIOD TO: 2/24/2016  
 PERIOD FROM: 1/1/2016  
 DAVIA PROJECT NO: 0

| A<br>ITEM NO.             | B<br>DESCRIPTION OF WORK       | C<br>SCHEDULED VALUE | D<br>WORK COMPLETED               |             | E<br>THIS PERIOD | F<br>MATERIALS PRESENTLY STORED (NOT IN D OR E) | G  |           | H<br>BALANCE TO FINISH (C - G) | I<br>RETAINAGE (IF VARIABLE RATE) (% * G) | J<br>DVA Task Code |
|---------------------------|--------------------------------|----------------------|-----------------------------------|-------------|------------------|---|--|-----------|--------------------------------|---|--------------------|
|                           |                                |                      | FROM PREVIOUS APPLICATION (D - E) | THIS PERIOD |                  |   | TOTAL COMPLETED AND STORED TO DATE (D+E+H) | % (G : C) |                                |   |                    |
| <b>TENANT TOTALS</b>      |                                |                      |                                   |             |                  |   |  |           |                                |   |                    |
| 1.1                       | General Requirements           | \$48,783             | \$47,783                          | \$1,000     | \$0              | \$48,783  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 1.2                       | Overhead & Profit              | \$102,554            | \$101,534                         | \$1,000     | \$0              | \$102,554                                       | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 5.1                       | Metals                         | \$6,645              | \$6,645                           | \$0         | \$0              | \$6,645   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 6.1                       | Rough Carpentry                | \$136,700            | \$136,700                         | \$0         | \$0              | \$136,700                                       | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 6.2                       | Cabinetry                      | \$80,876             | \$80,876                          | \$0         | \$0              | \$80,876  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 8.1                       | Doors, Frames & Hardware       | \$23,750             | \$23,750                          | \$0         | \$0              | \$23,750  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 8.3                       | Glass & Glazing (Interior)     | \$37,470             | \$37,470                          | \$0         | \$0              | \$37,470  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 9.1                       | IRP                            | \$17,587             | \$17,587                          | \$0         | \$0              | \$17,587  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 9.2                       | Ceilings                       | \$0                  | \$0                               | \$0         | \$0              | \$0   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 9.3                       | Flooring                       | \$38,240             | \$38,240                          | \$0         | \$0              | \$38,240  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 9.4                       | Paints & Coatings              | \$10,810             | \$10,810                          | \$0         | \$0              | \$10,810  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 10.1                      | Accessories                    | \$1,565              | \$1,565                           | \$0         | \$0              | \$1,565   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 11.1                      | Auto Doors                     | \$6,675              | \$6,675                           | \$0         | \$0              | \$6,675   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 12.1                      | Wood Frames                    | \$0                  | \$0                               | \$0         | \$0              | \$0   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 15.1                      | HVAC Equip & Distribution      | \$140,000            | \$140,000                         | \$0         | \$0              | \$140,000                                       | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 15.2                      | Plumbing (Tenant Improvements) | \$122,750            | \$122,750                         | \$0         | \$0              | \$122,750                                       | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 16.1                      | Electrical                     | \$122,010            | \$122,010                         | \$0         | \$0              | \$122,010                                       | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| 16.3                      | Security System                | \$0                  | \$0                               | \$0         | \$0              | \$0   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Dumpsters / Laborers           | \$12,400             | \$12,400                          | \$0         | \$0              | \$12,400  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Blinds                         | \$0                  | \$0                               | \$0         | \$0              | \$0   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Permit Allowance               | \$8,000              | \$8,000                           | \$0         | \$0              | \$8,000   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Kyle Industries Blinds         | \$0                  | \$0                               | \$0         | \$0              | \$0   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Concrete                       | \$23,950             | \$23,950                          | \$0         | \$0              | \$23,950  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Final Clean                    | \$2,000              | \$2,000                           | \$0         | \$0              | \$2,000   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Epoxy                          | \$13,950             | \$13,950                          | \$0         | \$0              | \$13,950  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Lockers                        | \$2,440              | \$2,440                           | \$0         | \$0              | \$2,440   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Masonry                        | \$6,125              | \$6,125                           | \$0         | \$0              | \$6,125   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Roof Allowance                 | \$5,000              | \$5,000                           | \$0         | \$0              | \$5,000   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Floor Prep Allowance           | \$12,000             | \$12,000                          | \$0         | \$0              | \$12,000  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | Const. Allowance               | \$15,000             | \$15,000                          | \$0         | \$0              | \$15,000  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | C.O. 001                       | \$27,349             | \$27,349                          | \$0         | \$0              | \$27,349  | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
|                           | C.O. 002                       | \$1,949              | \$1,949                           | \$1,949     | \$0              | \$1,949   | 100%                                       | \$0       | \$0                            | \$0                                       |                    |
| <b>TENANT TOTALS</b>      |                                | \$1,026,578          | \$1,022,629                       | \$3,949     | \$0              | \$1,026,578                                     | 100%                                       | \$0       | \$0                            | \$0                                       | \$2                |
| <b>MIBH TOTALS</b>        |                                | \$0                  | \$0                               | \$0         | \$0              | \$0   | #DIV/0!                                    | \$0       | \$0                            | \$0                                       | \$2                |
| <b>LIFE SAFETY TOTALS</b> |                                | \$37,508             | \$37,508                          | \$0         | \$0              | \$37,508  | 100%                                       | \$0       | \$0                            | \$0                                       | \$2                |
| <b>TOTAL</b>              |                                | \$1,064,086          | \$1,060,137                       | \$3,949     | \$0              | \$1,064,086                                     | 100%                                       | \$0       | \$0                            | \$0                                       | \$0                |

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: 7  
 APPLICATION DATE: 2/25/2016  
 PERIOD TO: 2/24/2016  
 PERIOD FROM: 1/1/2016  
 DAVIA PROJECT NO: 0

| A<br>TASK<br>NO. | B<br>DESCRIPTION OF WORK        | C<br>SCHEDULED<br>VALUE | D<br>WORK COMPLETED                     |             | E<br>THIS PERIOD | F<br>MATERIALS<br>PRESENTLY<br>STORED<br>(NOT IN<br>D OR E) | G<br>TOTAL<br>COMPLETED<br>AND STORED<br>TO DATE<br>(D+E+F) | H<br>%<br>(G+C) | I<br>BALANCE<br>TO FINISH<br>(C-G) | J<br>RETAINAGE<br>(IF VARIABLE<br>RATE)<br>(% * G) |
|------------------|---------------------------------|-------------------------|---|-------------|------------------|---|---|-----------------|------------------------------------|--|
|                  |                                 |                         | FROM PREVIOUS<br>APPLICATION<br>(D - E) | THIS PERIOD |                  |   |   |                 |                                    |  |
|                  | <b>MBBIS</b>                    |                         |   |             |                  |   |   |                 |                                    |  |
| 1.1              | General Requirements            | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 1.2              | Overhead and Profit             | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 1.3              | Demolition                      | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 2.1              | Site Construction               | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 2.2              | Site Utilities                  | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 2.3              | Site Remediation                | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 3.1              | Concrete                        | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 4.1              | Masonry                         | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 5.1              | Metals                          | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 6.1              | Rough Carpentry                 | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 7.1              | Thermal & Moisture (roofing)    | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 7.2              | Thermal Protection (Insulation) | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 8.2              | Entrances & Storefronts         | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 8.3              | Glass & Glazing (exterior)      | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 9.4              | Paints & Coatings               | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 10.1             | Specialties                     | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 11.1             | Equipment                       | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 13.1             | Special Constr. & Hazard Remed. | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 14.1             | Conveying systems, elevators    | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 15.1             | HVAC Equipment (units only)     | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 15.2             | Plumbing (Building Shell)       | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
| 16.1             | Electrical (Building Service)   | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   |                 | \$0                                | \$0  |
|                  | <b>MBBI TOTALS</b>              | \$0                     | \$0                                     | \$0         | \$0              | \$0   | \$0   | #DIV/0!         | \$0                                | \$0  |

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: 7  
 APPLICATION DATE: 2/25/2016  
 PERIOD TO: 2/24/2016  
 PERIOD FROM: 1/1/2016  
 DAVITA PROJECT NO: 0

| A<br>ITEM<br>NO.          | B<br>DESCRIPTION OF WORK | C<br>SCHEDULED<br>VALUE | D<br>WORK COMPLETED                     |             | F<br>MATERIALS<br>PRESENTLY<br>STORED<br>(NOT IN<br>D OR E) | G<br>TOTAL<br>COMPLETED<br>AND STORED<br>TO DATE<br>(D+E+I) |             | H<br>BALANCE<br>TO FINISH<br>(C - G) | I<br>RETAINAGE<br>(IF VARIABLE<br>RATE)<br>(% * G) |
|---------------------------|--------------------------|-------------------------|---|-------------|---|---|-------------|--------------------------------------|--|
|                           |                          |                         | FROM PREVIOUS<br>APPLICATION<br>(D + E) | THIS PERIOD |   | COMPLETED<br>(G - C)  | %           |                                      |  |
| <b>LIFE SAFETY</b>        |                          |                         |   |             |   |   |             |                                      |  |
| 1.1                       | General Requirements     | \$3,500                 | \$3,500                                 | \$0         | \$0   | \$3,500   | 100%        | \$0                                  | \$0  |
| 1.2                       | Overhead and Profit      | \$3,500                 | \$3,500                                 | \$0         | \$0   | \$3,500   | 100%        | \$0                                  | \$0  |
| 10.2                      | Fire Extinguishers       | \$1,730                 | \$1,730                                 | \$0         | \$0   | \$1,730   | 100%        | \$0                                  | \$0  |
| 15.3                      | Fire Protection Piping   | \$10,578                | \$10,578                                | \$0         | \$0   | \$10,578  | 100%        | \$0                                  | \$0  |
| 16.2                      | Fire Alarm System        | \$18,200                | \$18,200                                | \$0         | \$0   | \$18,200  | 100%        | \$0                                  | \$0  |
| 16.4                      | Generator                | \$0                     | \$0                                     | \$0         | \$0   | \$0   |             | \$0                                  | \$0  |
| <b>LIFE SAFETY TOTALS</b> |                          | <b>\$37,508</b>         | <b>\$37,508</b>                         | <b>\$0</b>  | <b>\$0</b>  | <b>\$37,508</b>   | <b>100%</b> | <b>\$0</b>                           | <b>\$0</b>   |

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