APPLICATION FOR PERMIT- May 2010 Edition

10-063

ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD **APPLICATION FOR PERMIT**

RECEIVED

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION SEP 1 6 2010

This Section must be completed	for all projects).			
·				HEALT	H FACILITIES &
Facility/Project Identification				SERVICES	REVIEW BOARD
Facility Name: Fresenius Medical Car	e Lakeview				
Street Address: 4008 N. Broadway, S	uite 1200	_			
City and Zip Code: Chicago 60613		_	<u> </u>		
County: Cook	Health Service	Area	6	Health Plannir	ng Area:
Applicant /Co-Applicant Identific [Provide for each co-applicant [refe		0].			
Exact Legal Name: Fresenius Medica	l Care of Illinois. L	LC d/b/a F	resenius Me	edical Care Lake	view
Address: 920 Winter Street, Walt					_
Name of Registered Agent: CT Syste					
Name of Chief Executive Officer: Rice					
CEO Address: 920 Winter Street, Wa		_			
Telephone Number: 800-662-1237	main, min 02701				
Telephone Number: 000-002-7237			<u> </u>		
Type of Ownership of Applicant	Co-Applicant			<u> </u>	
☐ Non-profit Corporation		Partnersh	in		
For-profit Corporation	뭄	Governme	•		
	뭄	Sole Prop		П	Other
Limited Liability Company	ليا	Sole Frop	nie(oranip	ب	Otrici
standing. o Partnerships must provide the each partner specifying wheth				d the name and	address of
APPEND DOCUMENTATION AS ATTACHME APPLICATION FORM.	NT-1 IN NUMERIC SE	QUENTIAL C	RDER AFTER	THE LAST PAGE O	F THE
Drimany Contact					
Primary Contact [Person to receive all correspondence	or inquirios during	the review	u nariadi		
	or inquines during	J IIIE TEVIEV	v periodj		
Name: Lori Wright					
Title: Senior CON Specialist			·-	_ _	
Company Name: Fresenius Medical (Address: One Westbrook Corporate (Pantar Towar One	Suita 100	00 Westche	eter II 60154	
	zeriter, rower One	, Sune Too	o, Wesiche	sier, IL 0010+_	
Telephone Number: 708-498-9121					
E-mail Address: lori.wright@fmc-na.co)ITI				
Fax Number: 708-498-9334					
Additional Contact					
[Person who is also authorized to disc	uss the application	n tor permit	<u>.</u>		
Name: Richard Stotz					
Title: Regional Vice President					
Company Name: Fresenius Medical (
Address: One Westbrook Corporate Center, Tower One, Suite 1000, Westchester, IL 60154					
Telephone Number: 708-498-9165					
E-mail Address: richard.stotz@fmc-na	i.com				
Fax Number: 708-498-9283					

Post Permit Contact
[Person to receive all correspondence subsequent to permit issuance-THIS PERSON MUST BE
EMPLOYED BY THE LICENSED HEALTH CARE FACILITY AS DEFINED AT 20 ILCS 3960
Name: Lori Wright
Title: Senior CON Specialist
Company Name: Fresenius Medical Care
Address: One Westbrook Corporate Center, Tower One, Suite 1000, Westchester, IL 60154
Telephone Number: 708-498-9121
E-mail Address: lori.wright@fmc-na.com
Fax Number: 708-498-9334
Additional Contact
[Person who is also authorized to discuss the application for permit]
Name: Clare Ranalli
Title: Attorney
Company Name: Holland & Knight, LLP
Address: 131 S. Dearborn, 30 th Floor, Chicago, IL 60603
Telephone Number: 312-578-6567
E-mail Address: clare.ranalli@hklaw.com
Fax Number: 312-578-6666
Site Ownership
[Provide this information for each applicable site]
Exact Legal Name of Site Owner: Healthcare Development Partners
Address of Site Owner: 500 N. Michigan Avenue, Chicago, IL 60613
Address of Site Owner. 500 N. Wildingari Avenue, Chicago, IL 60613
Street Address or Legal Description of Site: 4800 N. Broadway, Suite 1200, Chicago, IL 60613 Proof of ownership or control of the site is to be provided as Attachment 2. Examples of proof of ownership
are property tax statement, tax assessor's documentation, deed, notarized statement of the corporation
attesting to ownership, an option to lease, a letter of intent to lease or a lease.
attesting to ownership, an option to lease, a tetter of intent to lease of a lease.
APPEND DOCUMENTATION AS ATTACHMENT-2, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE
APPLICATION FORM.
Operating Identity/Licensee
[Provide this information for each applicable facility, and insert after this page.]
Exact Legal Name: Fresenius Medical Care of Illinois, LLC d/b/a Fresenius Medical Care Lakeview
Address: 920 Winter Street, Waltham, MA 02451
Non-profit Corporation Partnership
For-profit Corporation Governmental
Limited Liability Company
and the state of Cond Standing
o Corporations and limited liability companies must provide an Illinois Certificate of Good Standing.
o Partnerships must provide the name of the state in which organized and the name and address of
each partner specifying whether each is a general or limited partner.
o Persons with 5 percent or greater interest in the licensee must be identified with the % of
OWNERSHIP. APPEND DOCUMENTATION AS ATTACHMENT-3, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE
APPLICATION FORM.
Organizational Relationships
Provide (for each co-applicant) an organizational chart containing the name and relationship of any
person or entity who is related (as defined in Part 1130.140). If the related person or entity is participating
in the development or funding of the project, describe the interest and the amount and type of any
financial contribution.
APPEND DOCUMENTATION AS ATTACHMENT-4, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE
APPLICATION FORM.

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	uг	Ialli	Neu	ulic	1110	1112

[Refer to application instructions.] NOT APPLICABLE - PROJECT IS FOR ADDITION OF STATIONS

Provide documentation that the project complies with the requirements of Illinois Executive Order #2005-5 pertaining to construction activities in special flood hazard areas. As part of the flood plain requirements please provide a map of the proposed project location showing any identified floodplain areas. Floodplain maps can be printed at www.fEMA.gov or www.illinoisfloodmaps.org. This map must be in a readable format. In addition please provide a statement attesting that the project complies with the requirements of Illinois Executive Order #2005-5 (https://www.hfsrb.illinois.gov).

APPEND DOCUMENTATION AS <u>ATTACHMENT -5.</u> IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Historic Resource:	: Preservation	Act Requirements
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[Refer to application instructions.] NOT APPLICABLE - PROJECT IS FOR ADDITION OF STATIONS
Provide documentation regarding compliance with the requirements of the Historic Resources
Preservation Act.
APPEND DOCUMENTATION AS <u>ATTACHMENT-6</u> , IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

DESCRIPTION OF PROJECT

1. Project Classification

	Part 1120 Applicability or Classification:
Part 1110 Classification:	[Check one only.]
Substantive	☐ Part 1120 Not Applicable ☐ Category A Project
Non-substantive	Category B Project DHS or DVA Project

2. Narrative Description

Provide in the space below, a brief narrative description of the project. Explain WHAT is to be done in State Board defined terms, NOT WHY it is being done. If the project site does NOT have a street address, include a legal description of the site. Include the rationale regarding the project's classification as substantive or non-substantive.

Fresenius Medical Care of Illinois, LLC proposes to expand its Fresenius Medical Care Lakeview in-center hemodialysis facility by 8 stations. The facility is located at 4800 N. Broadway, Suite 1200, Chicago and consists of 10 stations. The facility is in leased space and an additional 2,470 GSF will be leased to allow the expansion. Offices currently housed at the clinic will be moved to additional space to allow the treatment floor to be expanded to a total of 18 stations. The result will be a 7,870 GSF facility.

Fresenius Medical Care Lakeview is in HSA 6. There is a need for 100 stations in this HSA according to the August 18, 2010 inventory.

This project is "non-substantive" under Planning Board rule 1110.10(b) as it entails the expansion of a health care facility that provides in-center chronic renal dialysis services.

Project Costs and Sources of Funds

Complete the following table listing all costs (refer to Part 1120.110) associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-reviewable components that are not related to the provision of health care, complete the second column of the table below. Note, the use and sources of funds must equal.

Project Costs USE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
	N/A	N/A	N/A
Preplanning Costs	N/A N/A	N/A	
Site Survey and Soil Investigation			N/A
Site Preparation	N/A	N/A	
Off Site Work	N/A	N/A	N/A
New Construction Contracts	N/A	N/A	N/A
Modernization Contracts	646,000	N/A	646,000
Contingencies	60,000	N/A	60,000
Architectural/Engineering Fees	50,000	N/A	50,000
Consulting and Other Fees	N/A	N/A	N/A
Movable or Other Equipment (not in construction contracts)	160,000	N/A	160,000
Bond Issuance Expense (project related)	N/A	N/A	N/A
Net Interest Expense During Construction (project related)	N/A	N/A	N/A
Fair Market Value of Leased Space 311,621 or Equipment 120,825	432,446	N/A	432,446
Other Costs To Be Capitalized	N/A	N/A	N/A
Acquisition of Building or Other Property (excluding land)	N/A	N/A	N/A
TOTAL USES OF FUNDS	1,348,446		1,348,446
SOURCE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Cash and Securities	854,250	N/A	854,250
Pledges	N/A	N/A	N/A
Gifts and Bequests	N/A	N/A	N/A
Bond Issues (project related)	N/A	N/A	N/A
Mortgages	N/A	N/A	N/A
Leases (fair market value)	432,446	N/A	432,446
Governmental Appropriations	N/A	N/A	N/A
Grants	N/A	N/A	N/A
Other Funds and Sources	61,750*	N/A	61,750*
TOTAL SOURCES OF FUNDS	1,348,446	N/A	1,348,446

NOTE: ITEMIZATION OF EACH LINE ITEM MUST BE PROVIDED AT ATTACHMENT-7, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

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^{*}Total construction costs are \$706,000, however \$61,750 will be funded through Tenant Improvement Allowances from the landlord that will be spread out over the term of the lease.

Related Project Costs

Provide the following information, as applicable, with respect to any land related to the project that will be or has been acquired during the last two calendar years:

Land acquisition is related to project Yes No Purchase Price: \$ Fair Market Value: \$
The project involves the establishment of a new facility or a new category of service No
If yes, provide the dollar amount of all non-capitalized operating start-up costs (including operating deficits) through the first full fiscal year when the project achieves or exceeds the tautilization specified in Part 1100.
Estimated start-up costs and operating deficit cost is \$NA
Project Status and Completion Schedules
Indicate the stage of the project's architectural drawings:
None or not applicable Preliminary
☐ Schematics ☐ Final Working
Anticipated project completion date (refer to Part 1130.140): 05/31/2012
Indicate the following with respect to project expenditures or to obligation (refer to Part 1130.140): Purchase orders, leases or contracts pertaining to the project have been executed Project obligation is contingent upon permit issuance. Provide a copy of the contingent "certification of obligation" document, highlighting any language related to CON Contingencies Project obligation will occur after permit issuance.
APPEND DOCUMENTATION AS <u>ATTACHMENT-8.</u> IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.
State Agency Submittals
Are the following submittals up to date as applicable: Cancer Registry APORS All formal document requests such as IDPH Questionnaires and Annual Bed Reports been submitted All reports regarding outstanding permits Failure to be up to date with these requirements will result in the application for permit bein deemed incomplete.

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Cost Space Requirements

Provide in the following format, the department/area **DGSF** or the building/area **BGSF** and cost. The type of gross square footage either **DGSF** or **BGSF** must be identified. The sum of the department costs **MUST** equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. Include outside wall measurements plus the department's or area's portion of the surrounding circulation space. **Explain the use of any vacated space**.

		Gross So	quare Feet	Amount	of Proposed Tot That I		Square Feet
Dept. / Area Cost		Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
REVIEWABLE							
Medical Surgical							
Intensive Care							<u></u>
Diagnostic Radiology							
MRI							
Total Clinical							
NON REVIEWABLE							
Administrative							
Parking							
Gift Shop				-			_
Total Non-clinical							
TOTAL			_				

APPEND DOCUMENTATION AS <u>ATTACHMENT-9</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

CFR1	CV.	TIO	N

The application must be signed by the authorized representative(s) of the applicant entity. The authorized representative(s) are:

- o in the case of a corporation, any two of its officers or members of its Board of Directors;
- o in the case of a limited liability company, any two of its managers or members (or the sole manger or member when two or more managers or members do not exist);
- o in the case of a partnership, two of its general partners (or the sole general partner, when two or more general partners do not exist);
- in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more

beneficiaries do not exist); and	·
 in the case of a sole proprietor, the individual that 	t is the proprietor.
This Application for Permit is filed on the behalf ofin accordance with the requirements and procedures undersigned certifies that he or she has the authority behalf of the applicant entity. The undersigned furtherein, and appended hereto, are complete and correct the undersigned also certifies that the permit applications herewith or will be paid upon request.	to execute and file this application for permit on er certifies that the data and information provided ect to the best of his or her knowledge and belief.
Mr. Jahr	1/2- 10
SIGNATURE	SIGNATURE Mark Fawcett
Marc Lieberman PRINTED NAME ASST. Treasurer	PRINTEN/ModelPresident & Treasurer
PRINTED TITLE	PRINTED TITLE
Notarization: Subscribed and sworn to before me this day of2010	Notarization: Subscribed and sworn to before me this/ 4 day of2010
C Windle	Scenne
Signature of Notary	Signature of Notary
Seal Seal NELLE SOME	Seal
*Insert EXACT legal name of the applicant	
Insert EXACT regar hame of the applicant	

CERTIFICATION

The application must be signed by the authorized representative(s) of the applicant entity. The authorized representative(s) are:

- in the case of a corporation, any two of its officers or members of its Board of Directors;
- o in the case of a limited liability company, any two of its managers or members (or the sole manger or member when two or more managers or members do not exist);
- o in the case of a partnership, two of its general partners (or the sole general partner, when two or more general partners do not exist);
- o in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more beneficiaries do not exist); and

 in the case of a sole proprietor, the individual that 	t is the proprietor.
This Application for Permit is filed on the behalf ofin accordance with the requirements and procedures undersigned certifies that he or she has the authority behalf of the applicant entity. The undersigned further herein, and appended hereto, are complete and correct the undersigned also certifies that the permit application herewith or will be paid upon request.	of the Illinois Health Facilities Planning Act. The to execute and file this application for permit on er certifies that the data and information provided ct to the best of his or her knowledge and belief.
nerewith or will be paid upon request.	M. An
SIGNATURE	SIGNATURE
Marc Lieberman PRINTED NAME ASST. Freasurer	PRINTED NAME President & Assistant Treasurer
PRINTED TITLE	PRINTED TITLE
Notarization: Subscribed and sworn to before me this day of2010	Notarization: Subscribed and sworn to before me this \(\frac{1}{4} \) day of \(\frac{1}{4} \) 2010
Signature of Notary	Cenna- Signature of Notary
Seal	Seal
ZO MASSACIONE PUBLICANT	CENNA CENNA WILLIAM
*Insert EXACT legal name of the applicant	

SECTION III - BACKGROUND, PURPOSE OF THE PROJECT, AND ALTERNATIVES - INFORMATION REQUIREMENTS

This Section is applicable to all projects except those that are solely for discontinuation with no project costs.

Criterion 1110.230 - Background, Purpose of the Project, and Alternatives

READ THE REVIEW CRITERION and provide the following required information:

BACKGROUND OF APPLICANT

- 1. A listing of all health care facilities owned or operated by the applicant, including licensing, and certification if applicable.
- 2. A certified listing of any adverse action taken against any facility owned and/or operated by the applicant during the three years prior to the filing of the application.
- 3. Authorization permitting HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to: official records of DPH or other State agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations. Failure to provide such authorization shall constitute an abandonment or withdrawal of the application without any further action by HFSRB.
- 4. If, during a given calendar year, an applicant submits more than one application for permit, the documentation provided with the prior applications may be utilized to fulfill the information requirements of this criterion. In such instances, the applicant shall attest the information has been previously provided, cite the project number of the prior application, and certify that no changes have occurred regarding the information that has been previously provided. The applicant is able to submit amendments to previously submitted information, as needed, to update and/or clarify data.

APPEND DOCUMENTATION AS <u>ATTACHMENT-11</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-4) MUST BE IDENTIFIED IN ATTACHMENT 11.

PURPOSE OF PROJECT

- 1. Document that the project will provide health services that improve the health care or well-being of the market area population to be served.
- 2. Define the planning area or market area, or other, per the applicant's definition.
- 3. Identify the existing problems or issues that need to be addressed, as applicable and appropriate for the project. [See 1110.230(b) for examples of documentation.]
- 4. Cite the sources of the information provided as documentation.
- 5. Detail how the project will address or improve the previously referenced issues, as well as the population's health status and well-being.
- 6. Provide goals with quantified and measurable objectives, with specific timeframes that relate to achieving the stated goals as appropriate.

For projects involving modernization, describe the conditions being upgraded if any. For facility projects, include statements of age and condition and regulatory citations if any. For equipment being replaced, include repair and maintenance records.

NOTE: Information regarding the "Purpose of the Project" will be included in the State Agency Report.

APPEND DOCUMENTATION AS <u>ATTACHMENT-12.</u> IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-6) MUST BE IDENTIFIED IN ATTACHMENT 12.

ALTERNATIVES

1) Identify ALL of the alternatives to the proposed project:

Alternative options must include:

- A) Proposing a project of greater or lesser scope and cost;
- B) Pursuing a joint venture or similar arrangement with one or more providers or entities to meet all or a portion of the project's intended purposes; developing alternative settings to meet all or a portion of the project's intended purposes;
- C) Utilizing other health care resources that are available to serve all or a portion of the population proposed to be served by the project; and
- D) Provide the reasons why the chosen alternative was selected.
- Documentation shall consist of a comparison of the project to alternative options. The comparison shall address issues of total costs, patient access, quality and financial benefits in both the short term (within one to three years after project completion) and long term. This may vary by project or situation. FOR EVERY ALTERNATIVE IDENTIFIED THE TOTAL PROJECT COST AND THE REASONS WHY THE ALTERNATIVE WAS REJECTED MUST BE PROVIDED.
- The applicant shall provide empirical evidence, including quantified outcome data that verifies improved quality of care, as available.

APPEND DOCUMENTATION AS <u>ATTACHMENT-13</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION IV - PROJECT SCOPE, UTILIZATION, AND UNFINISHED/SHELL SPACE

Criterion 1110.234 - Project Scope, Utilization, and Unfinished/Shell Space

READ THE REVIEW CRITERION and provide the following information:

SIZE OF PROJECT:

- 1. Document that the amount of physical space proposed for the proposed project is necessary and not excessive. This must be a narrative.
- 2. If the gross square footage exceeds the BGSF/DGSF standards in Appendix B, justify the discrepancy by documenting one of the following::
 - a. Additional space is needed due to the scope of services provided, justified by clinical or operational needs, as supported by published data or studies;
 - b. The existing facility's physical configuration has constraints or impediments and requires an architectural design that results in a size exceeding the standards of Appendix B;
 - c. The project involves the conversion of existing space that results in excess square footage.

Provide a narrative for any discrepancies from the State Standard. A table must be provided in the following format with Attachment 14.

	S	ZE OF PROJECT		
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?

APPEND DOCUMENTATION AS <u>ATTACHMENT-14.</u> IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

PROJECT SERVICES UTILIZATION:

This criterion is applicable only to projects or portions of projects that involve services, functions or equipment for which HFSRB <u>has established</u> utilization standards or occupancy targets in 77 III. Adm. Code 1100.

Document that in the second year of operation, the annual utilization of the service or equipment shall meet or exceed the utilization standards specified in 1110.Appendix B. A narrative of the rationale that supports the projections must be provided.

A table must be provided in the following format with Attachment 15.

	UTILI	ZATION	· ·	
DEPT./ SERVICE	HISTORICAL UTILIZATION (PATIENT DAYS) (TREATMENTS) ETC.	PROJECTED UTILIZATION	STATE STANDARD	MET STANDARD?
		DEPT./ HISTORICAL SERVICE UTILIZATION (PATIENT DAYS) (TREATMENTS)	SERVICE UTILIZATION (PATIENT DAYS) (TREATMENTS)	DEPT./ HISTORICAL PROJECTED STATE SERVICE UTILIZATION (PATIENT DAYS) (TREATMENTS)

APPEND DOCUMENTATION AS <u>ATTACHMENT-15.</u> IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE. APPLICATION FORM.

UNFINISHED OR SHELL SPACE: NOT APPLICABLE - THERE IS NO UNFINISHED SHELLSPACE

Provide the following information:

- 1. Total gross square footage of the proposed shell space;
- 2. The anticipated use of the shell space, specifying the proposed GSF tot be allocated to each department, area or function;
- 3. Evidence that the shell space is being constructed due to
 - a. Requirements of governmental or certification agencies; or
 - b. Experienced increases in the historical occupancy or utilization of those areas proposed to occupy the shell space.
 - 4. Provide:
 - a. Historical utilization for the area for the latest five-year period for which data are available; and
 - b. Based upon the average annual percentage increase for that period, projections of future utilization of the area through the anticipated date when the shell space will be placed into operation.

APPEND DOCUMENTATION AS <u>ATTACHMENT-16</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

ASSURANCES: NOT APPLICABLE - THERE IS NO UNFINISHED SHELL SPACE

Submit the following:

- Verification that the applicant will submit to HFSRB a CON application to develop and utilize the shell space, regardless of the capital thresholds in effect at the time or the categories of service involved.
- 2. The estimated date by which the subsequent CON application (to develop and utilize the subject shell space) will be submitted; and
- 3. The anticipated date when the shell space will be completed and placed into operation.

APPEND DOCUMENTATION AS <u>ATTACHMENT-17</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

G. Criterion 1110.1430 - In-Center Hemodialysis

- 1. Applicants proposing to establish, expand and/or modernize In-Center Hemodialysis must submit the following information:
- 2. Indicate station capacity changes by Service: Indicate # of stations changed by action(s):

Category of Service	# Existing Stations	# Proposed Stations
In-Center Hemodialysis	10	18

3. READ the applicable review criteria outlined below and submit the required documentation for the criteria:

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.1430(b)(1) - Planning Area Need - 77 III. Adm. Code 1100 (formula calculation)	Х		
1110.1430(b)(2) - Planning Area Need - Service to Planning Area Residents	Х	Х	
1110.1430(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		_
1110.1430(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.1430(b)(5) - Planning Area Need - Service Accessibility	X		
1110.1430(c)(1) - Unnecessary Duplication of Services	Х		
1110.1430(c)(2) - Maldistribution	X		
1110.1430(c)(3) - Impact of Project on Other Area Providers	X		
1110.1430(d)(1) - Deteriorated Facilities			X
1110.1430(d)(2) - Documentation			×
1110.1430(d)(3) - Documentation Related to Cited Problems			X
1110.1430(e) - Staffing Availability	Х	Х	
1110.1430(f) - Support Services	Х	X	×
1110.1430(g) - Minimum Number of Stations	Х		
1110.1430(h) - Continuity of Care	X	-	
1110.1430(j) - Assurances	x	X	×

APPEND DOCUMENTATION AS <u>ATTACHMENT-26.</u> IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

4. Projects for relocation of a facility from one location in a planning area to another in the same planning area must address the requirements listed in subsection (a)(1) for the "Establishment of Services or Facilities", as well as the requirements in Section 1110.130 - "Discontinuation" and subsection 1110.1430(i) - "Relocation of Facilities".

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The following Sections <u>DO NOT</u> need to be addressed by the applicants or co-applicants responsible for funding or guaranteeing the funding of the project if the applicant has a bond rating of A- or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's (the rating shall be affirmed within the latest 18 month period prior to the submittal of the application):

- Section 1120.120 Availability of Funds Review Criteria
- Section 1120.130 Financial Viability Review Criteria
- Section 1120.140 Economic Feasibility Review Criteria, subsection (a)

VIII. - 1120.120 - Availability of Funds

The applicant shall document that financial resources shall be available and be equal to or exceed the estimated total project cost plus any related project costs by providing evidence of sufficient financial resources from the following sources, as applicable: Indicate the dollar amount to be provided from the following sources:

854,250	a)	Cash and Securities – statements (e.g., audited financial statements, letters from financial institutions, board resolutions) as to:
		 the amount of cash and securities available for the project, including the identification of any security, its value and availability of such funds; and
	1	 interest to be earned on depreciation account funds or to be earned on any asset from the date of applicant's submission through project completion;
N/A	b)	Pledges ~ for anticipated pledges, a summary of the anticipated pledges showing anticipated receipts and discounted value, estimated time table of gross receipts and related fundraising expenses, and a discussion of past fundraising experience.
<i>N</i> /A	c)	Gifts and Bequests – verification of the dollar amount, identification of any conditions of use, and the estimated time table of receipts;
432,446	d)	Debt – a statement of the estimated terms and conditions (including the debt time period, variable or permanent interest rates over the debt time period, and the anticipated repayment schedule) for any interim and for the permanent financing proposed to fund the project, including:
		 For general obligation bonds, proof of passage of the required referendum or evidence that the governmental unit has the authority to issue the bonds and evidence of the dollar amount of the issue, including any discounting anticipated;
		 For revenue bonds, proof of the feasibility of securing the specified amount and interest rate;
		For mortgages, a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated, including the anticipated interest rate and any conditions associated with the mortgage, such as, but not limited to, adjustable interest rates, balloon payments, etc.:
		For any lease, a copy of the lease, including all the terms and conditions, including any purchase options, any capital improvements to the property and provision of capital equipment;
		 For any option to lease, a copy of the option, including all terms and conditions.
N/A	e)	Governmental Appropriations – a copy of the appropriation Act or ordinance accompanied by a statement of funding availability from an official of the governmental unit. If funds are to be made available from subsequent fiscal years, a copy of a resolution or other action of the governmental unit attesting to this intent;
N/A	ŋ	Grants – a letter from the granting agency as to the availability of funds in terms of the amount and time of receipt;
61,750	g)	All Other Funds and Sources – verification of the amount and type of any other funds that will be used for the project. (Tenant Improvement Allowance – See LOI for lease of premises)
1.348,446	TOTA	L FUNDS AVAILABLE

APPEND DOCUMENTATION AS <u>ATTACHMENT-39</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

K. 1120.130 - Financial Viability

All the applicants and co-applicants shall be identified, specifying their roles in the project funding or guaranteeing the funding (sole responsibility or shared) and percentage of participation in that funding.

Financial Viability Waiver

The applicant is not required to submit financial viability ratios if:

- 1. All of the projects capital expenditures are completely funded through internal sources
- 2. The applicant's current debt financing or projected debt financing is insured or anticipated to be insured by MBIA (Municipal Bond Insurance Association Inc.) or equivalent
- 3. The applicant provides a third party surety bond or performance bond letter of credit from an A rated guarantor.

See Section 1120.130 Financial Waiver for information to be provided

APPEND DOCUMENTATION AS <u>ATTACHMENT-40</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

The applicant or co-applicant that is responsible for funding or guaranteeing funding of the project shall provide viability ratios for the latest three years for which audited financial statements are available and for the first full fiscal year at target utilization, but no more than two years following project completion. When the applicant's facility does not have facility specific financial statements and the facility is a member of a health care system that has combined or consolidated financial statements, the system's viability ratios shall be provided. If the health care system includes one or more hospitals, the system's viability ratios shall be evaluated for conformance with the applicable hospital standards.

Provide Data for Projects Classified as:	Category A or	r Category B (I	ast three years)	Category B (Projected)		
Enter Historical and/or Projected Years:						
Current Ratio	APPLICANT MEETS THE FINANCIAL VIABILITY WAVE					
Net Margin Percentage	CRITERIA IN THAT ALL OF THE PROJECTS CA EXPENDITURES ARE COMPLETELY FUNDED THR INTERNAL SOURCES, THEREFORE NO RATIOS PROVIDED.					
Percent Debt to Total Capitalization						
Projected Debt Service Coverage						
Days Cash on Hand						
Cushion Ratio						

Provide the methodology and worksheets utilized in determining the ratios detailing the calculation and applicable line item amounts from the financial statements. Complete a separate table for each co-applicant and provide worksheets for each.

2. Variance NOT APPLICABLE

Applicants not in compliance with any of the viability ratios shall document that another organization, public or private, shall assume the legal responsibility to meet the debt obligations should the applicant default.

APPEND DOCUMENTATION AS <u>ATTACHMENT 41.</u> IN NUMERICAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

X. 1120.140 - Economic Feasibility

This section is applicable to all projects subject to Part 1120.

A. Reasonableness of Financing Arrangements

The applicant shall document the reasonableness of financing arrangements by submitting a notarized statement signed by an authorized representative that attests to one of the following:

- That the total estimated project costs and related costs will be funded in total with cash and equivalents, including investment securities, unrestricted funds, received pledge receipts and funded depreciation; or
- 2) That the total estimated project costs and related costs will be funded in total or in part by borrowing because:
 - A) A portion or all of the cash and equivalents must be retained in the balance sheet asset accounts in order to maintain a current ratio of at least 2.0 times for hospitals and 1.5 times for all other facilities; or
 - B) Borrowing is less costly than the liquidation of existing investments, and the existing investments being retained may be converted to cash or used to retire debt within a 60-day period.

B. Conditions of Debt Financing

This criterion is applicable only to projects that involve debt financing. The applicant shall document that the conditions of debt financing are reasonable by submitting a notarized statement signed by an authorized representative that attests to the following, as applicable:

- That the selected form of debt financing for the project will be at the lowest net cost available;
- That the selected form of debt financing will not be at the lowest net cost available, but is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional indebtedness, term (years), financing costs and other factors;
- That the project involves (in total or in part) the leasing of equipment or facilities and that the expenses incurred with leasing a facility or equipment are less costly than constructing a new facility or purchasing new equipment.

C. Reasonableness of Project and Related Costs

Read the criterion and provide the following:

1. Identify each department or area impacted by the proposed project and provide a cost and square footage allocation for new construction and/or modernization using the following format (insert after this page).

	COST	AND GRO	SS SQUA	RE FEE	T BY DEP	ARTMEN	T OR SERVI	CE	
	А	В	С	D	E	F	G	н	Total
Department (list below)	Cost/Squ New	are Foot Mod.	Gross New	Sq. Ft. Circ.*	Gross Mod.	Sq. Ft. Circ.*	Const. \$ (A x C)	Mod. \$ (B x E)	Total Cost (G + H)
			_						
Contingency									
TOTALS		_							
* Include the pe	rcentage (%	6) of space	for circula	ition					

D. Projected Operating Costs

The applicant shall provide the projected direct annual operating costs (in current dollars per equivalent patient day or unit of service) for the first full fiscal year at target utilization but no more than two years following project completion. Direct cost means the fully allocated costs of salaries, benefits and supplies for the service.

E. Total Effect of the Project on Capital Costs

The applicant shall provide the total projected annual capital costs (in current dollars per equivalent patient day) for the first full fiscal year at target utilization but no more than two years following project completion.

APPEND DOCUMENTATION AS <u>ATTACHMENT -42, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.</u>

XI. Safety Net Impact Statement

SAFETY NET IMPACT STATEMENT that describes all of the following must be submitted for <u>ALL SUBSTANTIVE AND DISCONTINUATION PROJECTS:</u>

NOT APPLICABLE – PROJECT IS NON-SUBSTANTIVE AND IS NOT A DISCONTINUATION

- 1. The project's material impact, if any, on essential safety net services in the community, to the extent that it is feasible for an applicant to have such knowledge.
- 2. The project's impact on the ability of another provider or health care system to cross-subsidize safety net services, if reasonably known to the applicant.
- 3. How the discontinuation of a facility or service might impact the remaining safety net providers in a given community, if reasonably known by the applicant.

Safety Net Impact Statements shall also include all of the following:

- 1. For the 3 fiscal years prior to the application, a certification describing the amount of charity care provided by the applicant. The amount calculated by hospital applicants shall be in accordance with the reporting requirements for charity care reporting in the Illinois Community Benefits Act. Non-hospital applicants shall report charity care, at cost, in accordance with an appropriate methodology specified by the Board.
- 2. For the 3 fiscal years prior to the application, a certification of the amount of care provided to Medicaidpatients. Hospital and non-hospital applicants shall provide Medicaid information in a manner consistent with the information reported each year to the Illinois Department of Public Health regarding "Inpatients and Outpatients Served by Payor Source" and "Inpatient and Outpatient Net Revenue by Payor Source" as required by the Board under Section 13 of this Act and published in the Annual Hospital Profile.
- 3. Any information the applicant believes is directly relevant to safety net services, including information regarding teaching, research, and any other service.

A table in the following format must be provided as part of Attachment 43.

Safety Ne	t Information per	PA 96-0031	
	CHARITY CAR	E	
Charity (# of patients)	Year	Year	Year
Inpatient			
Outpatient	- 1-1		<u></u> .
Total	<u> </u>		
Charity (cost In dollars)			
Inpatient			
Outpatient			
Total			
	MEDICAID		
Medicald (# of patients)	Year	Year	Year
Inpatient			
Outpatient	_		

Total	 	
Medicaid (revenue)	 	<u></u>
Inpatient	 	
Outpatient	 	
Total	 	

APPEND DOCUMENTATION AS <u>ATTACHMENT-43</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

XII. Charity Care Information

Charity Care information MUST be furnished for ALL projects.

- All applicants and co-applicants shall indicate the amount of charity care for the latest three <u>audited</u> fiscal years, the cost of charity care and the ratio of that charity care cost to net patient revenue.
- 2. If the applicant owns or operates one or more facilities, the reporting shall be for each individual facility located in Illinois. If charity care costs are reported on a consolidated basis, the applicant shall provide documentation as to the cost of charity care; the ratio of that charity care to the net patient revenue for the consolidated financial statement; the allocation of charity care costs; and the ratio of charity care cost to net patient revenue for the facility under review.
- If the applicant is not an existing facility, it shall submit the facility's projected patient mix by payer source, anticipated
 charity care expense and projected ratio of charity care to net patient revenue by the end of its second year of operation.

Charity care" means care provided by a health care facility for which the provider does not expect to receive payment from the patient or a third-party payer. (20 ILCS 3960/3) Charity Care must be provided at cost.

A table in the following format must be provided for all facilities as part of Attachment 44.

CHARITY CARE						
	Year	Year	Year			
Net Patient Revenue						
Amount of Charity Care (charges)	·					
Cost of Charity Care						

APPEND DOCUMENTATION AS <u>ATTACHMENT-44</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

After paginating the entire, completed application, indicate in the chart below, the page numbers for the attachments included as part of the project's application for permit:

	INDEX OF ATTACHMENTS	
TACHMENT NO.		PAGES
1	Applicant/Co-applicant Identification including Certificate of Good	21-22
	Standing	22 26
2	Site Ownership	23 – 26
3	Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.	27
4	Organizational Relationships (Organizational Chart) Certificate of Good Standing Etc.	28
5	Flood Plain Requirements	
6	Historic Preservation Act Requirements	
7	Project and Sources of Funds Itemization	29 – 30
8	Obligation Document if required	
9	Cost Space Requirements	31
10	Discontinuation	
11	Background of the Applicant	32-35
12		36
13	Alternatives to the Project	37 – 39
14	Size of the Project	40
15	Project Service Utilization	41
16	Unfinished or Shell Space	
	Master Design Project	
19	Mergers, Consolidations and Acquisitions	
	Wildigere, component of a requirement	
	Service Specific:	
20	Medical Surgical Pediatrics, Obstetrics, ICU	
21	Comprehensive Physical Rehabilitation	
22	Acute Mental Illness	
23	Neonatal Intensive Care	
24	Open Heart Surgery	
25	Cardiac Catheterization	
26	In-Center Hemodialysis	42 - 58
27	Non-Hospital Based Ambulatory Surgery	
28	General Long Term Care	
	Specialized Long Term Care	
30	Selected Organ Transplantation	
31	Kidney Transplantation	
	Subacute Care Hospital Model	
33	Post Surgical Recovery Care Center	
34	Children's Community-Based Health Care Center	
35	Community-Based Residential Rehabilitation Center	
36	Long Term Acute Care Hospital	
37	Clinical Service Areas Other than Categories of Service	
38	Freestanding Emergency Center Medical Services	
	Financial and Economic Feasibility:	
39	Availability of Funds	59 66
40	Financial Waiver	67
41	Financial Viability	68
42	Economic Feasibility	69 - 73
43	Safety Net Impact Statement	
44	Charity Care Information	74
Index 1	Physician Referral Letter	75 - 82



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

FRESENIUS MEDICAL CARE OF ILLINOIS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVING OBTAINED ADMISSION TO TRANSACT BUSINESS IN ILLINOIS ON MARCH 26, 2004, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A FOREIGN LIMITED LIABILITY COMPANY ADMITTED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS.



Authentication #: 1016601420

Authenticate at: http://www.cyberdriveillinois.com

In Testimony Whereof, I hereto set

my hand and cause to be affixed the Great Seal of the State of Illinois, this 15TH

day of

JUNE

A.D.

Desse White

2010

SECRETARY OF STATE

Co-Applicant Identification

Address: Name of Re			Inc		
Address: Name of Re	920 Winter Street, Waltham				
	Sanistania di Assesti, OT Contanta	, 1777 1 02-107			
Jame of Cl	tegistered Agent: CT Systems				
	Chief Executive Officer: Rice Po	well			
CEO Addre	ess: 920 Winter Street, Walthar	n, MA 0245	1		
elephone	Number: 800-662-1237				
No For	Ownership of Applicant/Co- on-profit Corporation or-profit Corporation mited Liability Company	Applicant	Partnership Governmental Sole Proprietorship		Other
o Pa	orporations and limited liability c artnerships must provide the nar ach partner specifying whether e	ne of the stat	te in which organized and th	i cate of goo e name and	d standing. address of

Site Ownership

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: Healthcare Development Partners

Address of Site Owner: 500 N. Michigan Avenue, Chicago, IL 60613

Street Address or Legal Description of Site: 4800 N. Broadway, Suite 1200, Chicago, IL 60613
Proof of ownership or control of the site is to be provided as Attachment 2. Examples of proof of ownership are property tax statement, tax assessor's documentation, deed, notarized statement of the corporation attesting to ownership, an option to lease, a letter of intent to lease or a lease.

APPEND DOCUMENTATION AS <u>ATTACHMENT-2</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.



September 13, 2010

Attn: Harry Monk and Frank Solare

RE: Fresenius Medical Care of Illinois LLC d/b/a Fresenius Medical care of Lakeview

Dear Harry and Frank

We are pleased to provide you with the following Letter Of Intent.

OWNERSHIP:

THOREK HOSPITAL AND MEDICAL CENTER

LOCATION:

8400 W Irving Park Rd, Chicago IL

Suite 204 and Suite 205

Expansion SPACE

REQUIREMENTS:

Approximately 1868 SF of contiguous usable square feet

and 2,470 rentable SF

PRIMARY TERM:

Co-Terminate with existing lease.

RENTAL RATE:

\$20.00 per square foot NET.

ESCALATION:

Two (2) percent per annual increases beginning in the

second lease year.

COMMON AREA EXPENSES

AND REAL ESTATE TAXES:

Operating Expenses and Taxes are estimated to be

approximately \$8.00 per square foot

LANDLORD CONTRIBUTION TO

TENANT IMPROVEMENTS:

Landlord will pay \$25.00 towards Tenant Improvements

LEASE TERMs:

Landlord and Tenant agree to amend the existing lease with the expansion space under the same terms and conditions except which is outlined in the Letter of

Intent.

POSSESSION DATE:

FMC will have the right to take possession of the

premises upon ten (10) days after approval of the Certificate of Need which is schedule for December

2010

COMMENCEMENT DATE:

The lease and rent would commence on the 90 days after

possession of building.

DEMISED PREMISES

SHELL:

Tenant shall accept the premises in its "vanilla shell

broom sweep condition..

SPACE PLANNING/ ARCHITECTURAL AND MECHANICAL DRAWINGS:

FMC will provide all space planning and architectural and mechanical drawings required to build out the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be the Tenant's

responsibility.

LANDLORD WORK:

None

CON CONTINGENCY:

Landlord and FMC understand and agree that the establishment of any chronic outpatient dialysis facility in the State of Illinois is subject to the requirements of the Illinois Health Facilities Planning Act, 20 ILCS 3960/1 et seq. and, thus, FMC cannot establish a dialysis facility on the Premises or execute a binding real estate lease in connection therewith unless FMC obtains a Certificate of Need (CON) permit from the Illinois Health Facilities Planning Board (the "Planning Board"). FMC agrees to proceed using its commercially reasonable best efforts to submit an application for a CON permit and to prosecute said application to obtain the CON permit from the Planning Board. Based on the length of the Planning Board review process, FMC does not expect to receive a CON permit prior to December 2010. In light of the foregoing facts, the parties agree that they shall promptly proceed with due diligence to negotiate the terms of a definitive lease amendment agreement and execute such agreement prior to approval of the CON permit provided, however, the lease shall not be binding on either party prior to the approval of the CON permit and the lease agreement shall contain a contingency clause indicating that the lease agreement is not effective pending CON approval. Assuming CON permit approval is granted, the effective date of the lease agreement shall be the first day of the calendar month following CON permit approval. In the event that the Planning Board does not award FMC a CON permit to establish a dialysis center on the Premises by December 2010, neither party shall have any further obligation to the other party with regard to the negotiations, lease or Premises contemplated by this Letter of Intent.

SECURITY:

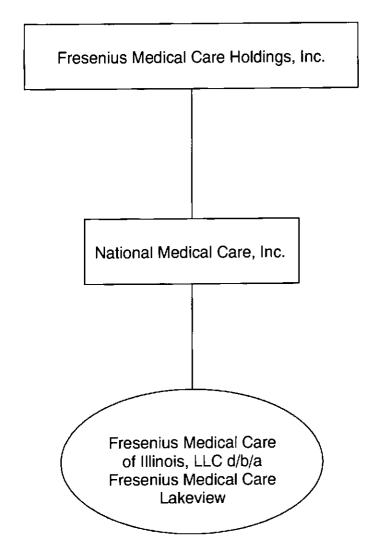
Fresenius Medical Care Holding with fully guarantee the lease.

Date	Date
THOREK HOSPITAL AND MEDICAL CENTER	Fresenius Medical Care of Illinois LLC d/b/a Fresenius Medical care of Lakeview
AGREED TO AND ACCEPTED BY:	
Fresenius Medical Care North America Reservoir Woods 920 Winter Street Waltham, MA 02451-1457	
Bill Popken Bill Popken Senior Real Estate Manager	
Sincerely,	
me at 781-699-9994.	mould you have any questions please can

Operating Identity/Licensee

[Provid	de this information for each applicab	le facility, and	d insert after this page.]		
Exact	Legal Name: Fresenius Medical Cal	re of Illinois, L	.LC d/b/a Fresenius Medica	I Care Lakevi	ew
Addre	ss: 920 Winter Street, Waltham, MA	A 02451			
	Non-profit Corporation For-profit Corporation Limited Liability Company		Partnership Governmental Sole Proprietorship		Other
۰	Corporations and limited liability of	ompanies mu	ist provide an Illinois Certific	ate of Good	Standing.
0	Partnerships must provide the nar each partner specifying whether e	ach is a gene	eral or limited partner.		
0	Persons with 5 percent or great ownership.	er interest ir	the licensee must be ide	ntified with t 	he % of

Certificate of Good Standing at Attachment – 1.



SUMMARY OF PROJECT COSTS

Modernization Contracts

General Conditions	55,000.00
Temp Facilities, Controls, Cleaning, Waste Management	26,000.00
Concrete	78,000.00
Masonry	0.00
Metal Fabrications	27,000.00
Carpentry	50,000.00
Thermal, Moisture & Fire Protection	65,000.00
Doors, Frames, Hardware, Glass & Glazing	45,000.00
Walls, Ceilings, Floors, Painting	100,000.00
Specialities	7,500.00
Casework, Fl Mats & Window Treatments	5,500.00
Piping, Sanitary Waste, HVAC, Ductwork, Roof Penetrations	25,000.00
Wiring, Fire Alarm System, Lighting	115,000.00
Miscelleanous Construction Costs	47,000.00
Total	\$646,000

Contingencies

Contingencies \$60,000

Architectural/Engineering

Architecture/Engineering Fees \$50,000

Movable or Other Equipment

Dialysis Chairs	12,000
Office Equipment & Other	
Furniture	10,500
Water Treatment	120,000
TVs & Accessories	9,500
Other miscellaneous	8,000
7	Total \$160,000

Fair Market Value Leased Space & Equipment

Total ⁻	\$432,446
FMV Leased Dialysis Machines	120,825
FMV Leased Space (2,470 DGSF)	\$311,621

Cost Space Requirements

Provide in the following format, the department/area GSF and cost. The sum of the department costs <u>MUST</u> equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. Include outside wall measurements plus the department's or area's portion of the surrounding circulation space. **Explain the use of any vacated space.**

,	Cost	Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
Dept. / Area		Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
REVIEWABLE							
In-Center Hemodialysis	1,348,446	5,400	7,870		5,170		
	<u> </u>	-			5,170		
Total Clinical	1,348,446	5,400	7,870				
NON REVIEWABLE		,					
Administrative							
Parking							
Gift Shop							
Total Non-clinical							
TOTAL	1,348,446	5,400	7,870		5,170		

APPEND DOCUMENTATION AS <u>ATTACHMENT-9</u>, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Fresenius Medical Care Holdings, Inc. Clinics in Illinois

Clinic	Provider #	Address	City	Zip
Alsip	14-2630	12250 S. Cicero Ave Ste. #105	Alsip	60803
Antioch	14-2673	311 Depot St., Ste. H	Antioch	60002
Aurora	14-2515	455 Mercy Lane	Aurora	60506
Austin Community	14-2653	4800 W. Chicago Ave., 2nd Fl.	Chicago	60651
Berwyn	14-2533	2601 S. Harlem Avenue, 1st Fl.	Berwyn	60402
Blue Island	14-2539	12200 S. Western Avenue	Blue Island	60406
Bolingbrook	14-2605	538 E. Boughton Road	Boilingbrook	60440
Bridgeport	14-2524	825 W. 35th Street	Chicago	60609
Burbank	14-2641	4811 W. 77th Street	Burbank	60459
Carbondale	14-2514	725 South Lewis Lane	Carbondale	62901
Champaign (managed)	14-2588	1405 W. Park Street	Champaign	61801
Chatham		S. Holland Avenue	Chicago	60633
Chicago Dialysis	14-2506	820 West Jackson Blvd.	Chicago	60607
Chicago Westside	14-2681	1340 S. Damen	Chicago	60608
Congress Parkway	14-2631	3410 W. Van Buren Street	Chicago	60624
Crestwood	14-2538	4861-73 W. Cal Sag Road	Crestwood	60445
Decatur East	14-2503	1830 S. 44th St	Decatur	62521
Deerfield	14-2710	405 Lake Cook Road	Deefield	60015
Downers Grove	14-2503	3825 Highland Ave., Ste. 102	Downers Grove	60515
DuPage West	14-2509	450 E. Roosevelt Rd., Ste. 101	West Chicago	60185
DuQuoin	14-2595	#4 West Main Street	DuQuoin	62832 60613
East Belmont	14-2531	1331 W. Belmont	Chicago East Peoria	61611
East Peoria	14-2562	3300 North Main Street	Elgin	60123
Elgin	44.0507	2130 Point Boulevard	Elk Grove	60007
Elk Grove	14-2507	901 Biesterfield Road	Evanston	60201
Evanston	14-2621	2953 Central Street 9730 S. Western Avenue	Evergreen Park	60805
Evergreen Park	14-2545 14-2555	5401 S. Western Avenue	Chicago	60609
Garfield	14-2617	520 E. North Avenue	Glendale Heights	60139
Glendale Heights Glenview	14-2551	4248 Commercial Way	Glenview	60025
Greenwood	14-2601	1111 East 87th St., Ste. 700	Chicago	60619
Gurnee	14-2549	101 Greenleaf	Gurnee	60031
Hazel Crest	14-2607	17524 E. Carriageway Dr.	Hazel Crest	60429
Hoffman Estates	14-2547	3150 W. Higgins, Ste. 190	Hoffman Estates	60195
Jackson Park	14-2516	7531 South Stony Island Ave.	Chicago	60649
Kewanee	14-2578	230 W. South Street	Kewanee	61443
Lake Bluff	14-2669	101 Waukegan Rd., Ste. 700	Lake Bluff	60044
Lakeview	14-2679	4008 N. Broadway, St. 1200	Chicago	60613
Lockport		Thornton Avenue	Lockport	60441
Lombard		1940 Springer Drive	Lombard	60148
Lutheran General	14-2559	8565 West Dempster	Niles	60714
Macomb	14-2591	523 E. Grant Street	Macomb	61455
Marquette Park	14-2566	6515 S. Western	Chicago	60636
McLean Co_	14-2563	1505 Eastland Medical Plaza	Bloomington	61704
McHenry	14-2672	4312 W. Elm St.	McHenry	60050
Melrose Park	14-2554	1111 Superior St., Ste. 204	Melrose Park	60160
Merrionette Park	14-2667	11630 S. Kedzie Ave.	Merrionette Park	60803
Metropolis	14-2705	20 Hospital Drive	Metropolis	62960
Midway	4.5000	6201 W. 63rd Street	Chicago	60638 60448
Mokena	14-2689	8910 W. 192nd Street	Mokena Morris	60450
Morris	14-2596	1401 Lakewood Dr., Ste. B	Naperville	60566
Naperville	14-2543	100 Spalding Drive Ste. 108 516 W. 5th Ave.	Naperville	60563
Naperville North	14-2678	7332 N. Milwaukee Ave	Niles	60714
Niles	14-2500 14-2521	4701 N. Cumberland	Norridge	60656
Norridge	14-2521	805 W. North Avenue	Melrose Park	60160
North Avenue North Kilpatrick	14-2501	4800 N. Kilpatrick	Chicago	60630
Northwestern University	14-2597	710 N. Fairbanks Court	Chicago	60611
Oak Park	14-2504	773 W. Madison Street	Oak Park	60302
Orland Park	14-2550	9160 W. 159th St.	Orland Park	60462
Oswego	14-2677	1051 Station Drive	Oswego	60543
Ottawa	14-2576	1601 Mercury Court	Ottawa	61350
Palatine		Dundee Road	Palatine	60074
	L			

Facility List ATTACHMENT - 11

Pekin	14-2571	600 S. 13th Street	Pekin	61554
Peoria Downtown	14-2574	410 R.B. Garrett Ave.	Peoria	61605
Peoria North	14-2613	10405 N. Juliet Court	Peoria	61615
Plainfield	14-2707	2300 Michas Drive	Plainfield	60544
Polk	14-2502	557 W. Polk St.	Chicago	60607
Pontiac	14-2611	804 W. Madison St.	Pontiac	61764
Prairie	14-2569	1717 S. Wabash	Chicago	60616
Randolph County	14-2589	102 Memorial Drive	Chester	62233
Rockford	14-2615	1302 E. State Street	Rockford	61104
Rogers Park	14-2522	2277 W. Howard St.	Chicago	60645
Rolling Meadows	14-2525	4180 Winnetka Avenue	Rolling Meadows	60008
Roseland	14-2690	135 W. 111th Street	Chicago	60628
Ross-Englewood	14-2670	6333 S. Green Street	Chicago	60621
Round Lake	14-2616	401 Nippersink	Round Lake	60073
Sandwich	14-2700	1310 Main Street	Sandwich	60548
Saline County	14-2573	275 Small Street, Ste. 200	Harrisburg	62946
Skokie	14-2618	9801 Wood Dr.	Skokie	60077
South Chicago	14-2519	9200 S. Chicago Ave.	Chicago	60617_
South Holland	14-2542	17225 S. Paxton	South Holland	60473
South Shore	14-2572	2420 E. 79th Street	Chicago	60649
South Side	14-2508	3134 W. 76th St.	Chicago	60652
South Suburban	14-2517	2609 W. Lincoln Highway	Olympia Fields	60461
Southwestern Illinois	14-2535	Illinois Rts 3&143, #7 Eastgate Plz.	East Alton	62024
Spoon River	14-2565	210 W. Walnut Street	Canton	61520
Spring Valley	14-2564	12 Wolfer Industrial Drive	Spring Valley	61362
Steger		219 34th Street	Steger	60475
Streator	14-2695	2356 N. Bloomington Street	Streator	61364
Uptown	14-2692	4720 N. Marine Dr.	Chicago	60640
Villa Park	14-2612	200 E. North Ave.	Villa Park	60181
West Batavia		Branson Drive	Batavia	60510
West Belmont	14-2523	4848 W. Belmont	Chicago	60641
West Chicago	14-2702	1855-1863 N. Neltnor	West Chicago	60185
West Metro	14-2536	1044 North Mozart Street	Chicago	60622
West Suburban	14-2530	518 N. Austin Blvd., Ste. 5000	Oak Park	60302
West Willow		14404W. Willow	Chicago	60620
Westchester	14-2520	2400 Wolf Road, STE 101A	Westchester	60154
Williamson County	14-2627	900 Skyline Drive, Ste. 200	Marion	62959
Willowbrook	14-2632	6300 S. Kingery Hwy, STE 408	Willowbrook	60527

Certification & Authorization

Fresenius Medical Care of Illinois, LLC

In accordance with Section III, A (2) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby certify that no adverse actions have been taken against Fresenius Medical Care of Illinois, LLC by either Medicare or Medicaid, or any State or Federal regulatory authority during the 3 years prior to the filing of the Application with the Illinois Health Facilities Planning Board; and

In regards to section III, A (3) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby authorize the State Board and Agency access to information in order to verify any documentation or information submitted in response to the requirements of this subsection or to obtain any documentation or information that the State Board or Agency finds pertinent to this subsection.

By: Muha	By: M - Japa
ITS: <u>Marc Lieberman</u> Asst. Treasurer	ITS: Mark Fawcett Vice President & Treasurer
Notarization: Subscribed and sworn to before me this day of, 2009	Notarization: Subscribed and sworn to before me this 14 day of April, 2009
Signature of Notary	Signature of Notary
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Certification & Authorization

Fresenius Medical Care Holdings, Inc.

In accordance with Section III, A (2) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby certify that no adverse actions have been taken against Fresenius Medical Care Holdings, Inc. by either Medicare or Medicaid, or any State or Federal regulatory authority during the 3 years prior to the filing of the Application with the Illinois Health Facilities Planning Board; and

In regards to section III, A (3) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby authorize the State Board and Agency access to information in order to verify any documentation or information submitted in response to the requirements of this subsection or to obtain any documentation or information that the State Board or Agency finds pertinent to this subsection.

By: Market	ву:
ITS: Marc Lieberman Asst. Treasurer	Mark Fawcett ITS: Vice President & Assistant Treasurer
Notarization: Subscribed and sworn to before me this day of, 2010	Notarization: Subscribed and sworn to before me this 14 day of April , 2010
Signature of Notary	Signature of Notary
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Criterion 1110.230 – Purpose of Project

The purpose of this project is to alleviate high utilization at the Fresenius Medical Care Lakeview Dialysis Center. The addition of 8 ESRD stations will prevent the facility from having to operate a 4th shift and will also keep access available for the 150 pre-ESRD patients identified by Dr. Vohra and his partners at Associates in Nephrology.

As seen in the chart below this facility has grown rapidly since its certification on April 30, 2007, and is now operating near capacity at 97%.

2007	2008	2009	June 2010
30%	72%	92%	97%_

^{*}Utilization data from The Renal Network

The facility has had to operate a 4th shift from time to time as the utilization has fluctuated at and above capacity. This shift lasts until midnight and creates a hardship on patients who are ill and most often elderly. The newest patients are generally those who end up on this shift and they are also the most seriously ill.

Transportation also is a problem. Those patients who might qualify for covered transportation do not have that option at night. Family members must be relied upon, which is an extreme inconvenience at this time of night. As well, many elderly patients who might be able to drive themselves in the daytime; do not drive at night due to reduced nighttime vision.

Approval of this project will prevent the 4th shift and will allow more transportation options creating access to earlier daytime dialysis treatment schedules and allowing less interruption to the patient's life, considering the fact that this is lifesaving treatment required three times a week for life. The additional stations will also keep dialysis accessible for the identified pre-ESRD patients who will be referred to the facility in the first two years after the certification of the additional stations.

Alternatives

1) All Alternatives

A. Proposing a project of greater or lesser scope and cost.

There are no alternatives feasible that would entail a lesser scope and cost than the project proposed in this application. Doing nothing will simply result in further over utilization and the operation of a 4th shift at the facility. Doing nothing would have immediate and long term repercussions making dialysis treatment in the immediate Lakeview area near Thorek Hospital, completely inaccessible. There is no monetary cost associated with this alternative.

B. <u>Pursuing a joint venture or similar arrangement with one or more providers of entities to meet all or a portion of the project's intended purposes' developing alternative settings to meet all or a portion of the project's intended purposes.</u>

The preferred Fresenius model of ownership is for our facilities to be wholly owned, however we do enter into joint ventures on occasion. Fresenius Medical Care always maintains control of the governance, assets and operations of a facility it enters into a joint venture agreement with. Our healthy financial position and abundant liquidity indicate that that we have the ability to support the development of additional dialysis centers. Fresenius Medical Care has more than adequate capability to meet all of its expected financial obligations and does not require any additional funds to meet expected project costs. The addition of stations is not a costly project and it would not make sense to form a joint venture solely for that reason.

C. <u>Utilizing other health care resources that are available to serve all or a portion of the population proposed to be served by the project</u>

The option of sending Lakeview area pre-ESRD patients to underutilized facilities in the area as they require dialysis treatment was not considered a reasonable alternative. The majority of the patients live in the Lakeview area and utilize services at Thorek Hospital that serves this community. Patients would have to go outside of their healthcare market area for treatment contributing to a loss of continuity of care. There is not cost associated with this alternative.

D. The most desirable alternative is to address the need for more stations in the most timely and cost effective manner and to keep access to dialysis services available by addressing current high utilization and planning for known future ESRD patients in the market area by adding the 8 stations to Fresenius Medical Care Lakeview, where the majority of the patients reside. The cost of this project is \$1348,446.

2) Comparison of Alternatives

	Total Cost	Patient Access	Quality	Financial
Maintain Status Quo	\$0	There would be a continual decline in access in the Lakeview market until there was literally no access to dialysis services.	Patients would have to travel outside their market for services. Loss of continuity of care would result. 4 th shift would have to be operated causing transportation problems and missed treatments.	For patient - higher transportation costs due to 4 th shift, where there is no available county transportation.
Pursue Joint Venture	\$1,348,446	Same as current proposed project	Patient clinical quality would remain above standards	No effect on patients Fresenius Medical Care is capable of meeting its financial obligations and does not require assistance in meeting its financial obligations. If this were a JV, Fresenius Medical Care would maintain control of the facility and therefore ultimate financial responsibilities.
Utilize Area Providers	\$0	Loss of access to treatment schedule times would result in transportation problems as transportation services do not operate after 4pm. Would create ripple effect of raising utilization of area providers which are already over utilized above capacity	Loss of continuity of care which would lead to lower patient outcomes Unavailability to choose treatment schedule shift could cause transportation problems which leads to missed treatments and lower quality	No financial cost to Fresenius Medical Care Cost of patient's transportation would increase with higher travel times
Add 8 stations to Fresenius Medical Care Lakeview	\$1,348,446	Continued access to dialysis treatment as patient numbers continue to grow. Improved access to favored treatment schedule times.	Patient clinical quality would remain above standards	This is an expense to Fresenius Medical Care only and is a minimal cost compared with other CON projects.

3. Empirical evidence, including quantified outcome data that verifies improved quality of care, as available.

There is no direct empirical evidence relating to this project other than that when chronic care patients have adequate access to services, it tends to reduce overall healthcare costs and results in less complications. Fresenius Medical Care Lakeview has had the following quality outcomes:

86% of patients had a URR \geq 65% 89% of patients had a Kt/V \geq 1.2

Criterion 1110.234, Size of Project

SIZE OF PROJECT											
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?							
ESRD IN-CENTER HEMODIALYSIS	7,870	360-520 DGSF	NONE	YES							

As seen in the chart above, the State Standard for ESRD is between 360-520 DGSF per station. 18 stations in 7,870 DGSF of space equals 437 DGSF per station which is within the State standard.

Criterion 1110.234, Project Services Utilization

	UTILIZATION													
	DEPT/SERVICE	HISTORICAL UTILIZATION	PROJECTED UTILIZATION	STATE STANDARD	MET STANDARD?									
	IN-CENTER HEMODIALYSIS	98%		80%	Yes									
YEAR 1	IN-CENTER HEMODIALYSIS		55%	80%	No									
YEAR 2	IN-CENTER HEMODIALYSIS		97%	80%	Yes									

This facility is experiencing a 98% utilization rate with 10 stations. Bringing the facility to 18 stations will bring that utilization down to 48% immediately. With the 150 pre-ESRD patients that Dr. Vohra expects to be referred to Lakeview facility in the next three years, the facility will exceed the State Standard of 80%.

While Dr. Vohra has identified 150 pre-ESRD patients who would likely be referred to the Lakeview facility by the end of the second year of operation, approximately 30% will no longer require dialysis services due to death, transplant or moving out of the area. As well approximately 12% of ESRD patients will no longer require dialysis services.

Planning Area Need - Service To Planning Area Residents:

- A. The primary purpose of this project is to provide in-center hemodialysis services to the residents of north Chicago in HSA 6. 100% of the pre-ESRD patients reside in HSA 6 and 98% of the current patients also reside in HSA 6.
- B. Admissions for past twelve months for Fresenius Lakeview

ADMIS	SIONS*
08/1/09	- 7/31/10
60613	4
60614	4
60618	1
60623	1
60625	4
60626	4
60628	1
60639	1
60640	8
60657	2
60659	1
60660	5
60076	1
Total	37

97% of patients admissions for the past 12 months were residents of HSA 6

C. Current and Pre-ESRD Patient demographics

County	HSA	# Pre-ESRD Patients Who Will Be Referred to Fresenius Medical Care Lakeview
Chicago - Cook	6	150 / 100%

County	HSA	# Current Fresenius Medical Care Lakeview Patients							
Chicago - Cook	6	58 / 98%							
Suburban Cook	7	1 / 2%							

ASSOCIATES IN NEPHROLOGY, S.C.

NEPHROLOGY AND HYPERTENSION

210 South Des Plaines Street Chicago, Illinois 60661 (312) 654-2720

PAUL W. CRAWFORD, M.D., F.A.S.N. AZZA S. SULEIMAN, M.D. SATYA P. AHUJA, M.D., F.A.S.N. MARIA I. SOBRERO, M.D. VINITHA RAGHAVAN, M.D. DANIEL KNIAZ, M.D., F.A.C.P. EDGAR V. LERMA, M.D., F.A.S.N. RAMESH SOUNDARARAJAN, M.D., F.A.S.N. NEETHA S. DHANANJAYA, M.D. MARK P. LEISCHNER, M.D. SREEDEVI CHITTINENI, M.D. CHIRAG P. PATEL, M.D., F.A.S.N. MADHAV RAO, M.D. APRIL KENNEDY, M.D. RIZWAN MOINUDDIN, D.O. NIMEET R. BRAHMBHATT, M.D.

SUDESH K. VOHRA, M.D. VIJAYKUMAR M. RAO, M.D., F.A.S.N. CLARK MCCLURKIN, JR., M.D. WADAH ATASSI, M.D., M.B.A. HAROLD BREGMAN, M.D., F.A.C.P. CONSTANTINE G. DELIS, D.O. KAREEN R. SIMPSON, M.D., F.A.S.N. AMITABHA MITRA, M.D. JIM JIANLING YAO, M.D. EDUARDO J. CREMER, M.D. RICHARD HONG, M.D. LO-KU CHIANG, M.D. HARESH MUNI, M.D. BOGDAN DERYLO, M.D., M.Sc. NIC I. HRISTEA, M.D. DONALD F. CRONIN, M.D.

August 26, 2010

Mr. Dale Galassie
Acting Chair
Illinois Health Facilities & Services Review Board
525 W. Jefferson St., 2nd Floor
Springfield, IL 62761

Dear Mr. Galassie:

I am a nephrologist practicing with Associates in Nephrology (AIN) in the Lakeview area of north Chicago. I am also the Medical Director of the Fresenius Medical Care Lakeview dialysis clinic. Given the rapid growth I have seen at the Lakeview facility, with the facility now at capacity, I am in full support of the addition of 8 stations to allow for continued access to dialysis treatment.

Over the past three years AIN was treating 211 hemodialysis patients at the end of 2007, 247 at the end of 2008 and 223 at the end of 2009, as reported to The Renal Network. As of the most recent quarter, we were treating 225 hemodialysis patients. As well, over the past twelve months we have referred 97 patients for dialysis services to Fresenius Lakeview, Northcenter, North Kilpatrick, Polk & Rogers Park as well as to DaVita Logan Square & Lincoln Park and to Nephron Dialysis Center. We currently have 150 pre-ESRD patients that live in the zip codes surrounding the Lakeview area. These patients all have lab values indicative of a patient in active kidney failure and are expected to begin dialysis in the next three years (see attached patient list).

The Fresenius Lakeview facility treats approximately 85 patients a year and has experienced an approximate 4% death rate. As well, the facility has an approximate 3% transplant rate. It is therefore expected that approximately 7 of the current patients of the facility are not expected to continue to require dialysis services by the time the 8 stations are operational.

I urge the Board to approve the addition of 8 stations to the Lakeview facility in order to keep access available to this patient population. Thank you for your consideration.

I attest to the fact that to the best of my knowledge, all the information contained in this letter is true and correct and that the projected referrals in this document were not used to support any other CON application.

Sincerely,

Sudesh Vohra, M.D.

Notarization:

Subseribed and sworn to before me

Signature of Notary

Seal

CHARLOTTE CHAPPLE
FFICIAL
MY COMMISSION EXPIRES
SEAL
NOVEMBER 6, 2012

CURRENT FRESENIUS MEDICAL CARE LAKEVIEW PATIENTS

Zip Code	Patients
60610	1
60613	7
60614	4
60618	4
60625	6
60626	3
60628	1
60634	1
60639	1
60640	15
60647	1
60657	4
606 59	1
60660	9
60076	1
Total	59

PRE-ESRD PATIENTS THAT WILL BEGIN DIALYSIS AT FRESENIUS MEDICAL CARE LAKEVIEW WITHIN 2 YEARS AFTER THE INSTALLATION OF THE ADDITIONAL 8 STATIONS

Zip Code	Patients
60613	12
60614	O)
60618	38
60625	21
60626	13
60640	23
60657	13
60659	11
60660	10
Total	150

NEW REFERRALS OF AIN NORTH CHICAGO AREA FOR THE PAST TWELVE MONTHS

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Zip	Lincoln	Lakeview	Northcenter	Polk	Lincoln	Fresenius	Northcenter	Rogers	Logan	Fresenius	North	Nephron	Lincoln	Fresenius	North	1!
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Criterion 1110.1430 (e)(1) - Staffing

2) A. Medical Director

Dr. Sudesh Vohra is currently the Medical Director for Fresenius Medical Care Lakeview and will continue to be the Medical Director. Attached is his curriculum vitae.

B. All Other Personnel

The Lakeview facility currently employs the following staff:

- Clinic Manager who is a Registered Nurse
- Charge Nurse who is a Registered Nurse
- 1 Registered Nurse
- 4 Patient Care Technicians
- Full-time Registered Dietitian
- Full-time Licensed Master level Social Worker
- Full-time Equipment Technician
- Full-time Secretary

Four additional Patient Care Technicians and one registered nurse will be hired for the 8 station expansion.

- 3) All patient care staff and licensed/registered professionals will meet the State of Illinois requirements. Any additional staff hired must also meet these requirements along with completing a 9 week orientation training program through the Fresenius Medical Care staff education department.
 - Annually all clinical staff must complete OSHA training, Compliance training, CPR Certification, Skills Competency, CVC Competency, Water Quality training and pass the Competency Exam.
- 4) The above staffing model is required to maintain a 4 to 1 patient-staff ratio at all times on the treatment floor. A RN will be on duty at all times when the facility is in operation.

CURRICULUM VITA! SUDESH KUMAR VOHRA, M.D.

Office: 312-654-2700

PERSONAL DATE

Date of Birth:

Citizenship:

Marital Status:

Children:

February 5, 1942

India U.S.A.

Married: Mala Vohra, M.D.

Neeraj and Anuj

LICENSURE

Illinois

DEA

036-049321

AV6204856

CERTIFICATION

ECFMG 062-513

FLEX

042838

September 14, 1966

December, 1972

American Board of Internal Medicine June 19, 1974

American Board of Nephrology June 27, 1978

EDUCATION

Undergraduate 1957-1959

MEDICAL SCHOOL 1959-1964

1966-1968

RESIDENCY 1965-1966 PUNIAB UNIVERSITY Punjab, India B.S.

Amritsar Medical College Punjab University, India M.B.B.S. (M.D. equivalent, U.S.A.)

Post-Graduate Institute, Chandigarh, India Hammersmith Hospital, London M.D. (Ph.D. equivalent, U.S.A.)

House Physician, Medicine V.J. Hospital Amritsar, India

RESIDENCY (CONTINUED)

1966-1968

INTERNSHIP 1969-1970

1970-1971

FELLOWSHIP 1971-1972

1972-1973

EMPLOYMENT

July 1, 1974 to Present

ACADEMIC TITLES

1968-1969

1973-1974

1975-Present

1985-2000

1997-Present

1999-Present

Internal Medicine Post-Graduate Institute Chandigarh, India

Straight Medical Internship St. Joseph Hospital Lorain, Ohio

Internal Medicine V.A. Hospital Washington, D.C.

Nephrology V.A. Hospital Washington, D.C.

Nephrology Medical College of Virginia Richmond, VA

Associates In Nephrology 210 South DesPlaines Street Chicago, IL 60661

Registrar in Medicine Post-Graduate Institute Chandigarh, India

Instructor in Medicine V.A. Hospital Wood, WI

Assistant Professor of Medicine University of Illinois

Section Chief of Nephrology Ravenswood Hospital Medical Center

Chief of Nephrology Illinois Masonic Hospital, Chicago, Illinois

Assistant Professor Northwestern Memorial Transplant Department

1977 - Present

LEADERSHIP

ADERSHIP	
1985-1997	Member, Board of Directors Neomedica, a medical corporation
1987-1991	Member, Executive Committee Ravenswood Hospital Medical Center
1989-1990	Member, Executive Committee of Board of Directors Ravenswood Hospital Medical Center
1991-1995	President, Medical Staff Ravenswood Hospital Medical Center
1993-1999	Member, American College of Physician Executives
1994-2001	Member, Bridge Board Ravenswood Hospital/Advocate Health Care
1996-Present	Member, Board of Directors Associates In Nephrology
1998-2000	Member, Governing Council Advocate Ravenswood Hospital
1999-Present	Member, Development Council Advocate Illinois Masonic Hospital
2000-Present	Member, Board of Director Advocate Charitable Foundation
2000-2002	Member, Credential Committee Advocate Northside Healthcare Network
2000-Present	Member Executive Committee Advocate Illinois Masonic Hospital

ATTACHMENT - 26e

Neomedica / Fresenius Dialysis Center Kilpatrick Clinic Medical Director

HOSPITAL

AFFILLIATIONS

1975-Present

1975-2002 (Closed)

1975-Present

1978-Present

1988-Present

1989-Present

1990-Present

2001-Present

SOCIETIES

1988-Present

1988-Present

1988-Present

1988-Present

1988-Present

TEACHING

RESPONSIBILITIES

1976-Present

St. Joseph Hospital, Chicago, IL Attending Staff

Ravenswood Hospital, Chicago, IL Attending Staff

Northwest Community Hospital, Arlington Hts., IL Consulting Staff

Resurrection Hospital, Chicago, IL Consulting Staff

Swedish Covenant Hospital, Chicago, IL Consulting Staff

Our Lady of Resurrection Hospital, Chicago, IL Consulting Staff

Illinois Masonic Hospital, Chicago, IL Attending Staff

Weiss Memorial Hospital Associate Consulting Staff

American Medical Association

American Society of Nephrology

International Society of Artificial Organs

International Society of Nephrology

American Society of Internal Medicine

Training of Internal Medicine rotating through Nephrology Regular Conferences for Medical Students and Residents

Sudesh K. Vohra, M.D.

Continuation (Hospital Appointment)

Our Lady of Resurrection

1989 - Present

5645 West Addison Street Chicago, Illinois 60634-4455

Phone: 773-282-7000 Fax: 773-794-7671 Privileges: Consulting

Thorek Hospital

1990 - Present

850 West Irving Park Road Chicago, Illinois 60613

Phone: 773-525-6780 Fax: 773-975-6780 Privileges: Active

Weiss Memorial Hospital

4/2001 - Present Erie @ Austin Blvd.

Oak Park, Illinois 60302

Phone: 312-287-8100 Fax: 708-383-8783

Privileges: Active/Consulting

Ravenswood Hospital and Medical Center

1975 - 2002, Hospital <u>CLOSED</u>

4540 N. Winchester Chicago, Illinois 60640 Phone: 773-296-5596

Fax: 773-279-4176

Resurrection Medical Center 1978 - Present

7435 West Talcott Avenue Chicago, Illinois 60631

Phone: 773-774-8000 ext.5172

Fax: 773-792-9926

Swedish Covenant Hospital

1989 - Present .

5145 North California Avenue

Chicago, Illinois 60625 Phone: 773-878-8200 x5331

Fax: 773-989-1626

Dept. of Int'l Med/Nephrology

I am the Regional Vice President of the Central Illinois Region of the North Division of Fresenius Medical Care North America. In accordance with 77 II. Admin Code 1110.1430, I certify to the following:

- Fresenius Medical Care utilizes the Proton patient data tracking system in all of its facilities.
- These support services are are available at Fresenius Medical Care Lakeview during all six shifts:
 - Nutritional Counseling
 - o Psychiatric/Social Services
 - o Home/self training
 - Clinical Laboratory Services provided by Spectra Laboratories
- The following services are provided via referral to Thorek Hospital, Chicago:
 - Blood Bank Services
 - Rehabilitation Services
 - Psychiatric Services

Signature

Richard Stotz/Regional Vice President

Name/Title

Subscribed and sworn to before me this the day of JUNE, 2010

Seal

OFFICIAL SEAL

Support Services ATTACHMENT - 26f I am the Regional Vice President of the Central Illinois Region of the North Division of Fresenius Medical Care North America. In accordance with 77 II. Admin Code 1110.1430, and with regards to Fresenius Medical Care Lakeview, I certify the following:

- As supported in this application through expected referrals to Fresenius Medical Care Lakeview in the first two years after addition of the 10 stations, the facility will achieve and maintain the utilization standard, specified in 77 III. Adm. Code 1100, of 80% and;
- 2. Fresenius Medical Care Lakeview hemodialysis patients have achieved and will maintain adequacy outcomes of:
 - a. \geq 85% of patients with a urea reduction ratio (URR) \geq 65% and;
 - b. \geq 85% of patients with a Kt/V Daugirdas II. 1.2.

For the past twelve months the following quality data was recorded for Fresenius Medical Care Lakeview:

- 85% of patients had a URR ≥ 65%
- o 88% of patients had a Kt/V \ge 1.2

Signature

Regional Vice President

Title

Subscribed and sworn to before me this 444 day of Tune, 2010

Signature of Notary

Seal

OFFICIAL SEAL
CYNTHIA S TURGEON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 01/12/13

Assurances ATTACHMENT – 26i



September 13, 2010

Attn: Harry Monk and Frank Solare

RE: Fresenius Medical Care of Illinois LLC d/b/a Fresenius Medical care of Lakeview

Dear Harry and Frank

We are pleased to provide you with the following Letter Of Intent.

OWNERSHIP:

THOREK HOSPITAL AND MEDICAL CENTER

LOCATION:

8400 W Irving Park Rd, Chicago IL

Suite 204 and Suite 205

Expansion SPACE

REQUIREMENTS:

Approximately 1868 SF of contiguous usable square feet

and 2,470 rentable SF

PRIMARY TERM:

Co-Terminate with existing lease.

RENTAL RATE:

\$20.00 per square foot NET.

ESCALATION:

Two (2) percent per annual increases beginning in the

second lease year.

COMMON AREA EXPENSES

AND REAL ESTATE TAXES:

Operating Expenses and Taxes are estimated to be

approximately \$8.00 per square foot

LANDLORD CONTRIBUTION TO

TENANT IMPROVEMENTS:

Landlord will pay \$25.00 towards Tenant Improvements

LEASE TERMs:

Landlord and Tenant agree to amend the existing lease with the expansion space under the same terms and

conditions except which is outlined in the Letter of

Intent.

POSSESSION DATE:

FMC will have the right to take possession of the premises upon ten (10) days after approval of the Certificate of Need which is schedule for December

2010

COMMENCEMENT DATE:

The lease and rent would commence on the 90 days after

possession of building.

DEMISED PREMISES

SHELL:

Tenant shall accept the premises in its "vanilla shell

broom sweep condition..

SPACE PLANNING/ ARCHITECTURAL AND MECHANICAL DRAWINGS:

FMC will provide all space planning and architectural and mechanical drawings required to build out the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be the Tenant's

responsibility.

LANDLORD WORK:

None

CON CONTINGENCY:

Landlord and FMC understand and agree that the establishment of any chronic outpatient dialysis facility in the State of Illinois is subject to the requirements of the Illinois Health Facilities Planning Act, 20 ILCS 3960/1 et seq. and, thus, FMC cannot establish a dialysis facility on the Premises or execute a binding real estate lease in connection therewith unless FMC obtains a Certificate of Need (CON) permit from the Illinois Health Facilities Planning Board (the "Planning Board"). FMC agrees to proceed using its commercially reasonable best efforts to submit an application for a CON permit and to prosecute said application to obtain the CON permit from the Planning Board. Based on the length of the Planning Board review process, FMC does not expect to receive a CON permit prior to December 2010. In light of the foregoing facts, the parties agree that they shall promptly proceed with due diligence to negotiate the terms of a definitive lease amendment agreement and execute such agreement prior to approval of the CON permit provided, however, the lease shall not be binding on either party prior to the approval of the CON permit and the lease agreement shall contain a contingency clause indicating that the lease agreement is not effective pending CON approval. Assuming CON permit approval is granted, the effective date of the lease agreement shall be the first day of the calendar month following CON permit approval. In the event that the Planning Board does not award FMC a CON permit to establish a dialysis center on the Premises by December 2010, neither party shall have any further obligation to the other party with regard to the negotiations, lease or Premises contemplated by this Letter of Intent.

SECURITY:

Fresenius Medical Care Holding with fully guarantee the lease.

Thank you for your time and cooperation in this matter, should you at 781-699-9994.	ou have any questions please call
Sincerely,	
Bill Popken Bill Popken Senior Real Estate Manager	
Fresenius Medical Care North America Reservoir Woods 920 Winter Street Waltham, MA 02451-1457	
AGREED TO AND ACCEPTED BY:	
THOREK HOSPITAL AND MEDICAL CENTER .	Fresenius Medical Care of Illinois LLC d/b/a Fresenius Medical care of Lakeview
Date	Date





EXHIBIT 1

LEASE SCHEOULE NO. 769-0002105-015 (True Lease)

LESSOR: SIEMENS FINANCIAL BERVICES, INC. ("Lessor")

Address: 170 Wood Ave South teelin, NJ 08830

LESSEE:NATIONAL MEDICAL CARE, INC. o Detavero corporation ("Lessee") Address: 020 Winter Street Wathern, MA 02461

Amount of

Each Rontal

Psyment \$53,954,37

- 1. Leasor and Leases have entered into a Master Equipment Lease Agreement dated as of March 19, 2008. ("Master Lease"), including this Schedule (logether, the "Lease"), pursuant to which Leasor and Leases have agreed to lease the equipment described in Exhibit A herein (the "Equipment"). Leases and Leaser each reaffirm at of its respective representations, warranties and convenient set forth in the Master Lease, at of the terms and provisions of which are incorporated herein by reference, as of the date hereof. Leases further certifies to Leaser that Leases has selected the Equipment and prior to the execution of this Schedute has received and approved a purphase order, purchase agreement or supply centred under which the Equipment will be acquired for purposes of this Lease.
 - 2. The Acquisition Cost of the Equipment is: \$ 3.673.373.64
- 3. The Equipment will be located at the location specified in <u>Exhibit A</u> hereto, unless the Equipment is of the type normally used of more than one location (such as variouslar equipment, construction machinery or the like), in which case the Equipment will be used in the area specified on <u>Exhibit A</u> hereto.
- TERM OF LEASE: The term for which the Equipment shall be leased shall be for 72 months (the Malial Lease Term"), commencing on the Lease Term Commencement Date as set forth in the Acceptance Certificate to this Schedule, and expiring 03/39/2016, unless renewed, extended, or sooner terminated in accordance with the terms of the Lease.
 - 5. RENT: (a) Peyable in monthly installments on the 26th day of each month during the Initial Lease Term as follows:

Rental Number of Rontel Numbers Payments Payments.
1-72 72

Lessor will invoice Lessee for all sales, use and/or personal property taxes as and when due and payable in accordance with applicable law, unless Lessee definers to Lesser a valid exemption certificate with respect to such taxes. Definery of such certificate shall constitute Lessee's representation and warranty that no such tax shall become due and payable with respect to the Equipment and Lessee shall indemnify and hold harmless Lessor from and against any and all Sability or demages, including late charges and interest which Lessor may incur by reason of the assessment of such tax.

- 6. OTHER PAYMENTS:
- (e) Lessee agrees to pay Rentel Payments in edvance.

OES Exhibits 12.doc

<u>Dialysis Machine Lease</u> <u>ATTACHMENT - 39</u>



7. EARLY TERMINATION OPTION: So long as no Event of Default under the Losse, nor any event which upon notice or lapse of time or both would constitute such an Event of Default has occurred and is continuing, Lesses shall have the option to terminate the Lesse for at, but not less than all, of the Equipment on the rental payment date for the twenty-forth (24th) monthly rental payment (the "Early Termination Date"). Lesses shall notify Lessor in writing of Lesses intention to exercise such termination option at lesset rinety (90) days prior to the Early Termination Date of such Lesses shall pay to Lesses on the Early Termination Date of such Lesses. Lesses shall pay to Lesses on the Early Termination Date an eggregate amount (the "Termination Anount") equal to: (f) all rental payments, isto charges and other amounts due and owing under the Lesses, including the rental payment due on the Early Termination Date; thus (ii) any and all taxes, essessments and other charges due in connection with the termination of the Lesse; plus (iii) 64% of the original Acquisition Cost of the Equipment as eat forth herein.

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in addition to the payment of the Terminstion Amount, Losson shall return all of the Equipment to Losson on the Early Termination Oats pursuant to and in the condition required by the terms of the Lesso.

In the event Lessee shall not pay the Termination Amount on the Early Termination Date and return the Equipment to Lessey pursuant to, and to the condition required by the Lessey, then the Lessey Termination for the Equipment shall continue in full force and effect and this Early Termination Option shall be null end void and of no further force or officet.

8. EARLY PURCHASE OPTION: So long as no Event of Default under the Lease, nor any event which upon notice or lease of time or both would constitute such an Event of Default has occurred and is continuing, Lessee shall have the option to terminate the Lease and purchase as, but not less than all, of the Equipment on the rental payment date for the statist (60th) monthly rental payment (the "Early Purchase Option Dete"). Lessee shall notify Lessor in writing of Lessee's infention to exercise such early purchase option at least ninety (90) days prior to the Early Purchase Option Date of such Lease. Lessee shall pay to Lessor on the Early Purchase Option Date on agergate emount (the "Purchase Prior") acual to: (i) all rental payments, late charges and other amounts due and owing under the Lease, including the rental payment due on the Early Purchase Option Date; plus (ii) any and all taxes, assessments and other charges due in connection with the termination of the Lease and the purchase of the Equipment plus (ii) 28.62% of the original Acquisition Cost of the Equipment as set forth herein.

Provided that Lessor shall have received the Purchase Price on the Early Purchase Option Date, Lossor shall convey all of its right, title and interest in and to the Equipment to Lessee on the Early Purchase Option Date, on an "AB-IS", "WHERE-IS" BASIS WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, and without recourse to Lessor; provided however, that notwithstanding anything else herein to the contrary, Lessor shall warrant that the Equipment is free and dear of all fichs, charges and encumbrances created by, through or under Lessor, and that Lessor has good and lawful right, power and enthodity to cell sald Equipment to Lessoe.

In the event Lessee shall not pay the Porchase Price on the Early Purchase Option Date then the Initial Lease Term or any renewal term for the Equipment shall continue in full force and effect and this Early Purchase Option shall be null and void and of no further force or effect.

9. PURCHASE OPTION: So long as no Event of Default, nor any event which upon notice or lapse of time or both would constitute and Event of Default, has occurred and is continuing under the Lease, and the Lease has not been earlier terminated, and upon not less than ninety (80) days prior written notice, Lease shall have the option, upon explication of the initial Lease Torm, renewal term or Extended Torm, to purchase oil, but not less than eil, of Lease's right, title and interest in and to the Equipment at the end of the Lease Term for a Purchase Option Price (heroinsflor defined), on the least day of the Lease Term, in Immortately available funds.

The Purchase Option Price shall be equal to the Fair Market Value of the Equipment (horelastic defined) plus any sales, use, properly or excise texes on or measured by such sale, trip other amounts accoved and unpeld under the Lease and any other expanses of transfer including UCC termination fees.

The "Fair Market Velue" of the Equipment, shaft be determined on the basts of, and shaft be equal in amount to the value which would be obtained in, an arm's-length transaction between an informed and willing buyor-user (other than a lessed cumnity in possession or a used equipment dealer) and an informed and willing seler under no computed to selt and, in such determination, costs of convotal from the location of current use shaft not be a deduction from such value. For purposes of determining Fair Market Value it will be assumed that as of the date of determination that the Equipment is in at least the condition required by the Lease. If during or after the period of thirty (30) days from Lessor's receipt of the aforesaid written notice from Lessor and Lesses determined that they cannot egree upon such fair market value, then such value shaft be determined in accordance with the foregoing definition by a qualified independent appraisor as selected by mutual agreement between Lessor and Lesses, or falling such agreement, by a panel of independent appraisors, one of whom shaft be selected by Lessor, the second by Lesses and the third designated by the first two selected. If any party refuses or falls to appoint an appraisor or a third appraiser cannot be agreed upon by the other two appraisers, such appraiser or appraisers shall be selected in accordance with the rules for commercial arbitration of the two appraisers, such appraiser or appraisers shall be selected in accordance with the rules for commercial arbitration of the

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<u>Dialysis Machine Lease</u> <u>ATTACHMENT - 39</u>

i...)

American Arbitration Association. The appraisers shall be instructed to make such determination within a period of twenty (20) days following appointment, and shall promptly communicate such determination in writing to Lessor and Lessoe. The determination of Fast Market Value so made by the sole appretient or by a majority of the appraisers, if there is more then one, shall be conclusively binding upon both Lessor and Lessoe. All appraisal costs, fees and expensive shall be payable by Lessae. The sale of the Equipment by Lessor is Lessoe shall be on an AS-IS, WHERE-IS backs, without recourse to, or warranty by, Lessor of the Confidence of the Confidenc

Lessoe shall be dearned to have walved this Purchase Option unless it provides Lessor written notice of its irrevocable election to exercise this option within filtern (15) days after Lessoe is advised of the Fair Market Value of the Equipment.

Lossee may elect to return all, but not loss than all, of the Equipment at the end of the Initial Lease Term or any renewal term, provided that such return will only be permitted if (i) the Lessee provides the Lessor with written notice of its intention to return the Equipment not less than ninety (90) deeps prior to the end of the Initial Lease. Exhibits and Addends thereto, eccordance with the terms of the Lessee and any Schedules, Acceptance Certificale, Riders, Exhibits and Addends thereto. If, for any reason whatsoever, the Lessee does not purchase the Equipment to the ond of the Initial Lease Term or any enemant term in accordance with the foregoing, or exercise their option to return the Equipment as set forth above, the lease term of the Equipment shall and without further action on the part of Lessee be extended on a month-to-month basis with rentals payable monthly calculated at one hundred five percent (105%) of the highest membry and payable during the Initial Lease. Term (it is "Extended Term"). At the end of such Extended Term, the Lessee shall have the option to either. (i) return the Equipment to the Leaser in accordance with the terms of the Lease; or (ii) purchase the Equipment for its hen. Fair Market Value Equipment in accordance with the provisions set forth above. The Extended Term all confinue until (ii) Lessee provides as determined in accordance with the return of the Lease; or (ii) purchase the Equipment of the Equipment and Lease strums the Equipment in accordance with the return provisions of this Lesse, or (ii) Lessee provides Lessor with not less than ninety (90) days prior written notice of the safetyper lessor with respect to the Equipment.

10.8TIPULATED LOSS VALUES:

Rental Payment #	Percentage of Acoustition Cost	Rental Favorent F	Percentage of Acquisition Cost
1	101.47	37	60,22
2	100.51	38	58.94
3	99.65	39	57.68
· 4	98.56	40	56.37
- 6	97.55	41	55.08
.6	86.89	42	63.78
7	95.48	43	52.47
8	94.41	44	51.11
9	93,33	45	49.8
	92,25	48	48.5
. 10	91,15	47	47.1
11_	90.05	48	45.8
12	88.95	49	44.5
13	87.83	50	43,1
14	86.71	51	41.7
15	85.68	52	40.4
(6		53	39.0
17	84.44 83.29	54	37.6
18 ⁻	83.29 82.14	55	20.5

DIS BANDIU 12.000

Dialysis Machine Lease ATTACHMENT - 39





LESSEE:

National Modica

Percentage of	Rental Payment #	Percentage of Acquisition Cost
	56	34.92
	67	33.53
	58	32.13
	59	30.72
	60	29.31
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		13,40
24.10		44.00
	Acquisition Cord 80.97 79.81 78.63 77.45 76.26 75.06 73.88 70.22 68.99 87.76 66.52 65.27 64.01	Retail Payment # Retail Payment # Se Payment # Se Se Se Se Se Se Se

Stipulated Loss Values ero due in addition to the Rental Payment due on the same date.

IN WITHESS WHEREOF, the parties hardle certify that they have read, accepted and caused this individual Leaving Record to be duly executed by their respective officers thereunto duly authorized.

Dated: 3/30/09

LESSOR:

Stemens Financial Services, Inc.

By Care Waster

Name: VICETESDES - DOCUMENTATION

Trio_____

Report Errigo la Transsation Coordinator

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<u>Dialysis Machine Lease</u> <u>ATTACHMENT - 39</u>

XXXX OCC.

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Criterion 1120.310 Financial Viability

Financial Viability Waiver

This project is being funded entirely through cash and securities thereby meeting the criteria for the financial waiver.

2009 Financial Statements for Fresenius Medical Care Holdings, Inc. were submitted previously to the Board with #10-036, Fresenius Medical Care Mundelein and are the same financials that pertain to this application. In order to reduce bulk these financials can be referred to if necessary.

Criterion 1120.310(b) Conditions of Debt Financing

Fresenius Medical Care of Illinois, LLC

In accordance with 77 ILL. ADM Code 1120, Subpart D, Section 1120.310, of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby attest to the fact that:

There is no debt financing. The project will be funded with cash and leasing arrangements; and

The expenses incurred with leasing the proposed facility and cost of leasing the equipment is less costly than constructing a new facility or purchasing new equipment.

By: Marc Lieberman Asst. Treasurer	By: Mark Fawcett ITS: Vice President & Treasurer
Notarization: Subscribed and sworn to before me this day of, 2009	Notarization: Subscribed and sworn to before me this \(\frac{1}{4} \) day of \(\frac{April}{2009} \), 2009
Signature of Notary	Signature of Notary
Seal Comm. C	Seal CRNZA

Criterion 1120.310(b) Conditions of Debt Financing

Fresenius Medical Care Holdings, Inc.

In accordance with 77 ILL. ADM Code 1120, Subpart D, Section 1120.310, of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby attest to the fact that:

There is no debt financing. The project will be funded with cash and leasing arrangements; and

The expenses incurred with leasing the proposed facility and cost of leasing the equipment is less costly than constructing a new facility or purchasing new equipment.

By: Market	By: M. Ay
ITS: Marc Lieberman Asst. Treasurer	ITS: Mark Fawcett Vice President & Assistant Treasurer
Notarization: Subscribed and sworn to before me this day of, 2010	Notarization: Subscribed and sworn to before me this /4 day of April, 2010
Signature of Notary	Signature of Notary
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Criterion 1120.310(a) Reasonableness of Financing Arrangements

Fresenius Medical Care of Illinois, LLC

The applicant is paying for the project with cash on hand, and not borrowing any funds for the project. However, per the Board's rules the entering of a lease is treated as borrowing. As such, we are attesting that the entering into of a lease (borrowing) is less costly than the liquidation of existing investments which would be required for the applicant to buy the property and build a structure itself to house a dialysis clinic. Further, should the applicant be required to pay off the lease in full, its existing investments and capital retained could be converted to cash or used to retire the outstanding lease obligations within a sixty (60) day period.

Ву:	By:
Title: <u>Marc Lieberman</u> Asst. Treasurer	Mark Fawcett Title: Vice President & Treasurer
Notarization: Subscribed and sworn to before me this day of, 2010	Notarization: Subscribed and sworn to before me this, 2010
Signature of Notary C Wynelle	Scenn- Signature of Notary
Seal	Seal



Criterion 1120.310(a) Reasonableness of Financing Arrangements

Fresenius Medical Care Holdings, Inc.

The applicant is paying for the project with cash on hand, and not borrowing any funds for the project. However, per the Board's rules the entering of a lease is treated as borrowing. As such, we are attesting that the entering into of a lease (borrowing) is less costly than the liquidation of existing investments which would be required for the applicant to buy the property and build a structure itself to house a dialysis clinic. Further, should the applicant be required to pay off the lease in full, its existing investments and capital retained could be converted to cash or used to retire the outstanding lease obligations within a sixty (60) day period.

Ву:	Ву:
ITS: <u>Marc Lieberman</u> Asst. Treasurer	ITS: Mark Fawcett Vice President & Assistant Treasurer
Notarization: Subscribed and sworn to before me this day of, 2010	Notarization: Subscribed and sworn to before me this 14 day of April, 2010
Signature of Notary	Signature of Notary
Seal	Seal
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Criterion 1120.310 (c) Reasonableness of Project and Related Costs

Read the criterion and provide the following:

 Identify each department or area impacted by the proposed project and provide a cost and square footage allocation for new construction and/or modernization using the following format (insert after this page).

	COST	ND GROS	S SQUA	RE FEE	T BY DEF	PARTME	IT OR SER	/ICE		
	АВ		С	D	E F Gross Sq. Ft. Mod. Circ.*		G	н		
Department (list below)	Cost/Squ New	uare Foot Mod.	Gross Sq. Ft. New Circ.*				Const. \$ (A x C)	Mod. \$ (B x E)	Total Cost (G + H)	
ESRD		124.95			5,170			646,000	646,000	
Contingency		11.61			5,170			60,000	60,000	
TOTALS		136.56			5,170			706,000	706,000	

Criterion 1120.310 (d) - Projected Operating Costs

Year 2012

 Salaries
 \$797,594

 Benefits
 199,399

 Supplies
 193,928

Total \$1,190,921

Annual Treatments 13,572

Cost Per Treatment \$87.75

Criterion 1120.310 (e) - Total Effect of the Project on Capital Costs

Year 2012

Depreciation/Amortization \$106,638
Interest 0
CAPITAL COSTS \$106,638

Treatments: 13,572

Capital Cost per treatment \$7.86

Charity Care Information

From a charity standpoint Fresenius Medical Care accepts any patient regardless of their ability to pay. Most ESRD patients qualify for Medicare coverage or have private insurance and there are some who qualify for Medicaid. For those patients who don't have insurance and for whatever reason don't pursue government payor sources, Fresenius Medical Care will treat and bill the patient even though payment is not expected. These patients are considered "self-pay" patients. These unpaid accounts are then written off as bad debt. This practice does not meet the Board's definition of Charity Care so therefore, Fresenius Medical Care would have no charity care to report.

ASSOCIATES IN NEPHROLOGY, S.C.

NEPHROLOGY AND HYPERTENSION

210 South Des Plaines Street Chicago, Illinois 60661 (312) 654-2720

PAUL W. CRAWFORD, M.D., F.A.S.N. AZZA S. SULEIMAN, M.D. SATYA P. AHUJA, M.D., F.A.S.N. MARIA I. SOBRERO, M.D. VINITHA RAGHAVAN, M.D. DANIEL KNIAZ, M.D., F.A.C.P. EDGAR V. LERMA, M.D., F.A.S.N. RAMESH SOUNDARARAJAN, M.D., F.A.S.N. NEETHA S. DIIANANJAYA, M.D. MARK P. LEISCHNER, M.D. SREEDEVI CHITTINENI, M.D. CHIRAG P. PATEL, M.D., F.A.S.N. MADHAV RAO, M.D. APRIL KENNEDY, M.D. RIZWAN MOINUDDIN, D.O. NIMEET R. BRAHMBHATT, M.D.

SUDESH K. VOHRA, M.D. VIJAYKUMAR M. RAO, M.D., F.A.S.N. CLARK MCCLURKIN, JR., M.D. WADAH ATASSI, M.D., M.B.A. HAROLD BREGMAN, M.D., F.A.C.P. CONSTANTINE G. DELIS, D.O. KAREEN R. SIMPSON, M.D., F.A.S.N. AMITABHA MITRA, M.D. JIM JIANLING YAO, M.D. EDUARDO J. CREMER, M.D. RICHARD HONG, M.D. LO-KU CHIANG, M.D. HARESH MUNI, M.D. BOGDAN DERYLO, M.D., M.Sc. NIC I. HRISTEA, M.D. DONALD F. CRONIN, M.D.

August 26, 2010

Mr. Dale Galassie
Acting Chair
Illinois Health Facilities & Services Review Board
525 W. Jefferson St., 2nd Floor
Springfield, IL 62761

Dear Mr. Galassie:

I am a nephrologist practicing with Associates in Nephrology (AIN) in the Lakeview area of north Chicago. I am also the Medical Director of the Fresenius Medical Care Lakeview dialysis clinic. Given the rapid growth I have seen at the Lakeview facility, with the facility now at capacity, I am in full support of the addition of 8 stations to allow for continued access to dialysis treatment.

Over the past three years AIN was treating 211 hemodialysis patients at the end of 2007, 247 at the end of 2008 and 223 at the end of 2009, as reported to The Renal Network. As of the most recent quarter, we were treating 225 hemodialysis patients. As well, over the past twelve months we have referred 97 patients for dialysis services to Fresenius Lakeview, Northcenter, North Kilpatrick, Polk & Rogers Park as well as to DaVita Logan Square & Lincoln Park and to Nephron Dialysis Center. We currently have 150 pre-ESRD patients that live in the zip codes surrounding the Lakeview area. These patients all have lab values indicative of a patient in active kidney failure and are expected to begin dialysis in the next three years (see attached patient list).

The Fresenius Lakeview facility treats approximately 85 patients a year and has experienced an approximate 4% death rate. As well, the facility has an approximate 3% transplant rate. It is therefore expected that approximately 7 of the current patients of the facility are not expected to continue to require dialysis services by the time the 8 stations are operational.

I urge the Board to approve the addition of 8 stations to the Lakeview facility in order to keep access available to this patient population. Thank you for your consideration.

I attest to the fact that to the best of my knowledge, all the information contained in this letter is true and correct and that the projected referrals in this document were not used to support any other CON application.

Sincerely,

Sudesh Vohra, M.D.

Notarization:

Subscribed and sworn to before me

Signature of Notary

Seal

CHARLOTTE CHAPPLE
OFFICIAL
MY COMMISSION EXPIRES
SEAL
NDVEMBER 6, 2012

CURRENT FRESENIUS MEDICAL CARE LAKEVIEW PATIENTS

Zip Code	Patients
60610	1
60613	7
60614	4
60618	4
60625	6
60626	3
60628	1
60634	1
60639	1
60640	15
60647	1
60657	4
606 59	1
60660	9
60076	11
Total	59 _

PRE-ESRD PATIENTS THAT WILL BEGIN DIALYSIS AT FRESENIUS MEDICAL CARE LAKEVIEW WITHIN 2 YEARS AFTER THE INSTALLATION OF THE ADDITIONAL 8 STATIONS

Zip Code	Patients
60613	12
60614	9
60618	38
60625	21
60626	13
60640	23
60657	13
60659	11
60660	10
Total	150

NEW REFERRALS OF AIN NORTH CHICAGO AREA FOR THE PAST TWELVE MONTHS

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