

November 7, 2012

**VIA FEDERAL EXPRESS**

Illinois Health Facilities Planning Board  
525 W. Jefferson, Second Floor  
Springfield, Illinois 62761  
Attn: Courtney Avery

**RECEIVED**

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**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

Re: Annual Progress Report for U.S. Renal Care Oak Brook Dialysis (Project 11-024)

Ms. Avery:

In accordance with the Health Facilities Planning Procedural Rules (77 III. Adm. Code 1130), USRC Oak Brook, LLC respectfully submits this Annual Progress Report for the above referenced project.

**I. Current Status of the Project**

At the time of the submission of this report, the project is complete. The U.S. Renal Care Oak Brook Dialysis facility was completed on September 26, 2012. There have been no changes in the scope or size of the project or the approved services.

**II. Costs Incurred to Date**

Included in Table 1 are the costs incurred to date and an itemized listing of the total current estimated project costs and a comparison of those costs to the approved permit amounts. Please note, the total costs attributable to Modernization Contracts and Architecture Engineering Fees were invoiced by the applicable vendors to include the cost of developing both the in-center hemodialysis and a physically adjacent home hemodialysis program. The costs represented in this table are Modernization Contracts and Architecture Engineering Fees allocated to the in-center hemodialysis on a per square foot basis.

**III. Method of Financing and Sources of Funds**

All project costs were funded through cash and securities.

**IV. Most Recent Application and Certification for Payment**

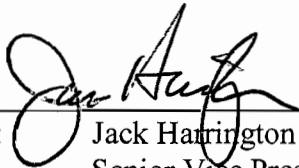
In accordance with 77 III. Adm. Code 1130.760, please find the attached Application and Certification for Payment (the "Certification"), attached as Exhibit 1. We note that page 2 of the Certification incorrectly notes "Period to: 9/1/2012" rather than "Period to: 10/1/2012" as indicated on page 1 of the Certification. This inconsistency is attributable to a typographical error on page 2 which should state "Period to: 10/1/2012." The accuracy of the data contained in Certification is demonstrated through the consistent values of "Total Completed & Stored to Date" listed on Line 4 of the page 1 and the total of Column G provided on page 2.

**V. Anticipated Date of Completion**

As stated in Section I, at the time of the submission of this report, the project is complete.

We appreciate the opportunity to present this information to you. Please do not hesitate to contact me at 870-336-4022 if you have any questions or require additional information.

Sincerely,



NAME: Jack Harrington  
TITLE: Senior Vice President

Enclosures

**TABLE 1**  
 U.S. Renal Care Oak Brook Dialysis (Project 11-024)  
 Annual Progress Report – Project Costs

CON Cost Category	Approved Permit Amount	Cost Incurred To Date
Modernization Contracts	\$585,000	\$760,793
Architecture Engineering Fees	\$42,000	\$61,409
Movable or Other Equipment	\$168,757	\$143,144
Fair Market Value of Lease or Equipment	\$974,666	\$210,540
Other Costs to be Capitalized	\$91,244	\$57,453
<b>Total Cost</b>	<b>\$1,861,667</b>	<b>\$1,233,339</b>

**EXHIBIT 1**

U.S. Renal Care Oak Brook Dialysis (Project 11-024)  
Annual Progress Report – Most Recent Application and Certification for Payment

**APPLICATION AND CERTIFICATE FOR PAYMENT**

AIA DOCUMENT G703

TO (OWNER): US Renal Care, Inc.  
2905 Longview  
Jonesboro, Arkansas 72401

PROJECT: Oak Brook Dialysis Center  
1201 A Butterfield Road  
Downers Grove, Illinois 60515

APPLICATION NO: 5  
Distribution to:  
 OWNER  
10/1/2012  ARCHITECT  
 CONTRACTOR  
PROJECT NO: 111760

FROM (CONTRACTOR): Bell-Mann Corporation  
2288 Monitor  
Dallas, Texas 75207

VIA (ARCHITECT): Cortland Morgan Architects  
711 N. Fielder Road  
Arlington, Texas 76012

CONTRACT FOR: Interior Finish Oak Brook, Illinois

CONTRACT DATE: January 31st, 2012

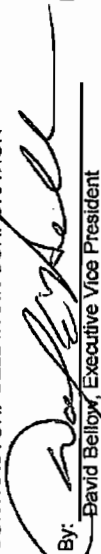
**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		0.00	0.00
Approved this Month			
Number	Date Approved		
1		\$ 137,357.31	0.00
2		\$ -	0.00
TOTALS		= \$ 137,357.31	0.00
Net change by Change Orders			0.00

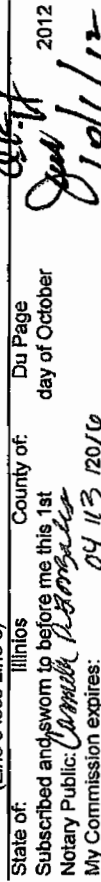
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: BELL-MANN CORPORATION

By:   
David Bellow, Executive Vice President

Date: 10/1/2012

1. ORIGINAL CONTRACT SUM..... \$ 1,337,738.00
2. Net change by Change Orders..... \$ 137,357.31
3. CONTRACT SUM TO DATE (Line 1 +/-2)..... \$ 1,475,095.31
4. TOTAL COMPLETED & STORED TO DATE..... \$ 1,475,095.31  
(Column G on G703)
5. RETAINAGE
  - a. 0 % of Completed Work \$ 0.00
  - b. 0 % of Stored Material \$ 0.00  
(Column F on G703)
 Total Retainage (Line 5a + 5b or (Total in Column 1 of G703))..... \$ 0.00
6. TOTAL EARNED LESS RETAINAGE..... \$ 1,475,095.31  
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... \$ 1,030,546.18
8. CURRENT PAYMENT DUE..... \$ 444,549.13
9. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 0.00  
(Line 3 less Line 6)

State of: Illinois County of: Du Page  
Subscribed and sworn to before me this 1st day of October 2012  
Notary Public:   
My Commission expires: 04 11 3 12016

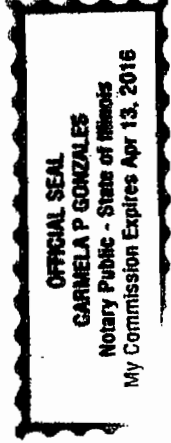
**OTHER:**

All change order request must be approved in writing by Owner and RPNT. No changes allowed without review/approval from J.York (RPNT) or J.Carnuthers (Arch.), written or email OK. Field reports due every Friday via email from GC. Final construction draw eligible for payment after C of O is obtained & punchlist As built to be provided to RPNT within 60 days of construction end.

AMOUNT CERTIFIED..... \$  
(Attach explanation if amount certified differs from the amount applied for).  
ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



**CONTINUATION SHEET**

**Interior Finish**

AIA Document G701, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 5  
 APPLICATION DATE: 9/1/2012  
 PERIOD TO: 9/1/2012  
 ARCHITECT'S PROJECT NO: 111760

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D+E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D ORE)	G TOTAL COMPLETED & STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE
01	Mobilization	\$ 15,000.00	15,000.00	0.00	0.00	15,000.00	0.00	1,500.00
02	Demolition	\$ -	0.00	0.00	0.00	0.00	0.00	0.00
03	Sitework	\$ -	0.00	0.00	0.00	0.00	0.00	0.00
04	Concrete	\$ 17,705.00	17,705.00	0.00	0.00	17,705.00	0.00	1,770.50
05	Rough Carpentry	\$ 5,500.00	3,000.00	2,500.00	0.00	5,500.00	0.00	550.00
06	Structural Steel Labor & Material	\$ 10,000.00	10,000.00	0.00	0.00	10,000.00	0.00	1,000.00
07	Drywall	\$ 118,892.00	100,000.00	18,892.00	0.00	118,892.00	0.00	11,889.20
08	Acoustical Ceilings	\$ -	0.00	0.00	0.00	0.00	0.00	0.00
09	Roofing	\$ 8,500.00	8,500.00	0.00	0.00	8,500.00	0.00	850.00
10	Doors, Frames, Hardware & Labor	\$ 28,310.00	20,310.00	8,000.00	0.00	28,310.00	0.00	2,831.00
11	Masonry	\$ 25,000.00	18,000.00	7,000.00	0.00	25,000.00	0.00	2,500.00
12	Plywood & FRP	\$ 13,177.00	13,177.00	0.00	0.00	13,177.00	0.00	1,317.70
13	Millwork	\$ 65,000.00	45,000.00	20,000.00	0.00	65,000.00	0.00	6,500.00
14	Glass, Glazing	\$ 31,400.00	0.00	31,400.00	0.00	31,400.00	0.00	3,140.00
15	Painting	\$ 18,500.00	12,000.00	6,500.00	0.00	18,500.00	0.00	1,850.00
16	Flooring	\$ 96,500.00	52,400.00	44,100.00	0.00	96,500.00	0.00	9,650.00
17	Toilet Accessories & Labor	\$ 9,723.00	9,723.00	0.00	0.00	9,723.00	0.00	972.30
18	Mechanical	\$ 78,000.00	65,000.00	13,000.00	0.00	78,000.00	0.00	7,800.00
19	Electrical	\$ 315,000.00	263,000.00	52,000.00	0.00	315,000.00	0.00	31,500.00
20	Plumbing	\$ 158,045.00	105,000.00	53,045.00	0.00	158,045.00	0.00	15,804.50
21	Fire Protection	\$ 31,381.00	26,381.00	5,000.00	0.00	31,381.00	0.00	3,138.10
22	Rough & Final Cleaning	\$ 18,500.00	12,000.00	6,500.00	0.00	18,500.00	0.00	1,850.00
23	General Conditions	\$ 93,250.00	74,000.00	19,250.00	0.00	93,250.00	0.00	9,325.00
24	Contractor Overhead	\$ 92,857.00	72,000.00	20,857.00	0.00	92,857.00	0.00	9,285.70
25	Contractor Fee	\$ 87,498.00	65,498.00	22,000.00	0.00	87,498.00	0.00	8,749.80
26	Change Order # 1	\$ 137,357.31	137,357.31	0.00	0.00	137,357.31	0.00	13,735.73
		\$ -	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Totals</b>	\$ 1,475,095.31	\$ -	330,044.00	0.00	1,475,095.31	0.00	0.00