



## Fresenius Medical Care

**RECEIVED**

September 16, 2013

SEP 17 2013

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

Ms. Courtney Avery  
Administrator  
Illinois Health Facilities & Services Review Board  
525 West Jefferson, 2<sup>nd</sup> Floor  
Springfield, IL 62761

**Re: Second Annual Progress Report. Section 1130.760**  
**Project # 11-059, Fresenius Medical Care Logan Square**  
**Permit Holder:** Fresenius Medical Care Logan Square, LLC, and Fresenius  
Medical Care Holdings, Inc.  
**Permit Amount:** \$3,085,275

Dear Ms. Avery:

Enclosed please find the annual progress report which summarizes the current status of the above-mentioned project.

If you have any questions, please contact me at 708-498-9121.

Sincerely,

Lori Wright  
Senior CON Specialist

cc: Clare Ranalli



# Fresenius Medical Care

September 16, 2013

## **Second Annual Progress Report, Section 1130.760**

**Project #** 11-059, Fresenius Medical Care Logan Square

**Permit Holder:** Fresenius Medical Care Logan Square, LLC, and Fresenius Medical Care Holdings, Inc.

**Permit Amount:** \$3,085,275

**This report summarizes the current status of the above-mentioned project. The original address of the site was 2734 N. Milwaukee Avenue, Chicago; however, the entrance was relocated to the side of the building resulting in an address change by the City. The new address is 2721 N. Spaulding, Chicago. There have been no changes to the scope and size of this project. The Permit amount is \$3,085,275.**

<b><u>Key Milestones Completed:</u></b>	<b><u>Date Completed</u></b>
• Project Obligation with Lease Execution	06/04/2012
• Preliminary Plan approved, notice sent to the Architect to proceed.	07/20/2012
• Construction Drawings Completed	08/20/2012
• Scope of Project sent out for bids	09/07/2012
• Construction Contract Awarded	10/15/2012
• Building permit granted	11/26/2012
• Construction Commencement	12/20/2012
• Misc. Purchase orders placed	12/21/2012
• Certificate of occupancy granted	06/12/2013

- Vendor Installs 05/08/2013
- 1<sup>st</sup> Patient Dialyzed 06/23/2013

**Key Actions that need to be completed:**

**Target Date**

- ESRD Federal Certification Survey 09/30/2013
- Permit Renewal Request 11/15/2013
- Project Complete 12/31/2013

**The project is currently 99% complete and is expected to be completed by December 31, 2013.**

## Sources and Uses of Funds

All Project financing to date has been funded from available cash and its equivalents as reported on the company's financial statements. The right to occupy the premises is being secured through a leasing arrangement. This leasing arrangement was utilized to obligate the project. None of the project costs have exceeded the approved permit amounts.

### Project Costs and Sources of Funds

Line Item	Allowance/CON	Realized Costs
Preplanning Costs	N/A	N/A
Site Survey & Soil Investigation	N/A	N/A
Site Preparation	N/A	N/A
Off-site work	N/A	N/A
New Construction Contracts	N/A	N/A
Modernization	913,500	892,372
Contingencies	91,350	0
Architectural/Engineering	100,000	61,698
Consulting and other fees	N/A	N/A
Movable & Other Equipment	296,000	242,592
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	1,684,425	1,684,425
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	3,085,275	
<b>Realized Total Project Costs To Date</b>		<b>2,881,087</b>
Cash & Securities	1,400,850	1,196,662
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	1,684,425	1,684,425
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	3,085,275	
<b>Total Spent to Date</b>		<b>2,881,087</b>

# APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: FRESNIUS MEDICAL CARE LOGAN SQUARE, LLC  
 2219 Hollywood Blvd, Suite 101  
 Hollywood, FL 33020

PROJECT: FMC - D.S. of LOGAN SQUARE APPLICATION NO: 05 FINAL  
 Location #8545-1  
 2734 N. Milwaukee Ave  
 Chicago, IL 60647

PERIOD TO: June 12, 2013

FROM CONTRACTOR: VIA ARCHITECT: CHRISTOPHER KIDD & ASSOCIATES, LLC  
 S CONSTRUCTION CO., INC. N48W16550 Lisbon Road  
 Menomonee Falls, WI 53051 PROJECT NOS: J24-2012

5677 N. Northwest Highway, Suite A  
 Chicago, IL 60646

CONTRACTOR FOR: General Construction Work

CONTRACT DATE: December 4, 2012

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

## CONTRACTOR'S APPLICATION FOR PAYMENT

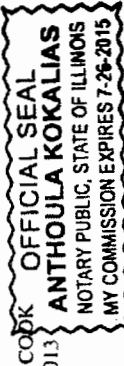
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

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.

1. ORIGINAL CONTRACT SUM \$ 905,480.00
2. Net change by Change Orders \$ (13,108.06)
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 892,371.94
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 892,371.94
5. RETAINAGE:
  - a. 0 % of Completed Work \$ 0.00
  - (Column D + E on G703)
  - b. % of Stored Material \$
  - (Column F on G703)
  - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 892,371.94
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 789,788.70
8. CURRENT PAYMENT DUE \$ 102,583.24
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 0.00

CONTRACTOR: S CONSTRUCTION CO.

By:  Date: July 16, 2013



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$13,778.94	\$26,887.00
<b>TOTALS</b>	\$13,778.94	\$26,887.00
NET CHANGES by Change Order		(\$13,108.06)

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.

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensees.