



**FRESENIUS
KIDNEY CARE**

Fresenius Kidney Care

3500 Lacey Road, Downers Grove, IL 60515
T 630-960-6807 F 630-960-6812
Email: lori.wright@fmc-na.com

November 2, 2016

RECEIVED

NOV 04 2016

HEALTH FACILITIES &
SERVICES REVIEW BOARD

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

Re: Annual Progress Report. Section 1130.760
Project #13-040, Fresenius Medical Care Lemont
Permit Holder: Fresenius Medical Care Lemont, LLC, and Fresenius Medical Care Holdings, Inc.
Permit Amount: \$4,283,096

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 630-960-6807.

Sincerely,

Lori Wright
Senior CON Specialist

cc: Clare Ranalli



FRESENIUS KIDNEY CARE

November 2, 2016

Annual Progress Report, Section 1130.760

Project #13-040, Fresenius Medical Care Lemont

Permit Holder: Fresenius Medical Care Lemont, LLC, and Fresenius Medical Care Holdings, Inc.

Permit Amount: \$4,283,096

This report summarizes the current status of the above-mentioned project located at 16177 W. 127th Street, Lemont.

Status of the Project

This project was originally for the establishment of a 12-station ESRD facility in 9,965 GSF with a permit amount of \$4,735,282. On March 10, 2015 an alteration was approved to decrease the project size to 8,732 GSF and a permit cost of \$4,283,096. The project was obligated with the execution of the lease on April 29, 2015. The facility treated its first patient on July 6, 2016 and was surveyed on August 5, 2016 and is now just waiting for receipt of the certification letter to be complete.

Application and Certificate for Payment (AIA G702)

Application and Certificate for Payment (G702) is attached.

Anticipated Completion Date

The project 99.9% complete and is expected to be completed prior to March 31, 2017.



FRESENIUS KIDNEY CARE

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 is utilized to obligate the project. Project costs have not exceeded the approved permit amount.

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	1,405,852	1,003,839
Contingencies	139,712	0
Architectural/Engineering	152,000	78,912
Consulting and other fees	N/A	N/A
Movable & Other Equipment	320,000	310,579
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	2,265,532	2,265,532
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	4,283,096	
Realized Total Project Costs To Date		3,658,862
Cash & Securities	2,017,564	1,393,330
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	2,265,532	2,265,532
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	\$4,283,096	
Total Spent to Date		\$3,658,862

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 REPLICA

To Owner:
Fresenius Medical Care
1909 Tyler Street, 8th fl
Hollywood FL 33020

Project:
Fresenius Medical Care Lemont LLC
16177 West 127th St
Lemont, IL 60439

From Contractor:
Northern Builders, Inc.
5060 River Road
Schiller Park, Illinois 60178

VIA Architect:
Christopher Kidd & Associates
N48W16550 Lisbon Road
Menomonee Falls WI 53051

Application No: 4 **Distribution to:**

Period to: May 31, 2016

Contract for: General Requirements
Project No: 9463-1-DN-W-GU-13

Work Category: Construction

Owner: ☐
Architect: ☐
Contractor: ☐
Field: ☐

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FM9 PM
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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

1. ORIGINAL CONTRACT SUM..... \$ 920,000.00 ✓
2. Net change by Change Orders..... \$ 2,991.37 ✓
3. CONTRACT SUM TO DATE (Line 1+2)..... \$ 922,991.37 ✓
4. TOTAL COMPLETED & STORED TO DATE..... \$ 922,991.37 ✓

Column G on G703

5. RETAINAGE:

a. 10% of Completed Work..... \$ -
(Column D+E on G703)

b. % of Stored Material..... \$ -
(Column F on G703)

Total Retainage (Line 5a+5b or Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE..... \$ 922,991.37
(Line 4 less line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS (Line 6 from prior Certificate).....

\$ 722,782.69

8. CURRENT PAYMENT DUE.....

\$ 200,208.68

9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)

\$ -

CHANGE ORDERS SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$827.75	\$0.00
Total approved this Month	\$2,163.62	\$0.00
TOTALS	\$2,991.37	\$0.00
NET CHANGES by Change Order	\$2,991.37	

The undersigned Contractor certifies that to the best of his 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.

BY: Debra H Wagner DATE: 6/24/2016
Director of Accounting

Subscribed and sworn to me before me this 24 day of August 2016
State of: Ill
County of: Cook
Notary Public: AMY E. ROBERTS
My Commission Expires 07/12/2019

ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data above comprising the above application, the Architect certifies to the Owner that to the best of 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..... \$ 200,208.68

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

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.

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY 1983-AIA- 1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

APPLICATION AND CERTIFICATE FOR PAYMENT

A/A DOCUMENT G702

Page 1 of

TO (OWNER): Fresenius Medical Care PROJECT: Lamont, IL
 FROM (CONTR.) Cohen Architectural VIA (ARCHITECT): FMC 9463 1
 CONTRACT FOR: Millwork & Installation

APPLICATION NO: 3 Distribution to:
 PERIOD TO: 3/28/2016 OWNER:
 CONTRACTORS: ARCHITECT
 PROJECT NO: CONTRACTOR
 CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
Approved this month	TOTAL	
Number	Date Approved	
TOTALS	0	0

The undersigned Subcontractor certifies that to the best of Subcontractor'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:

By: 

Date: 3/30/16

A M GILLENWATER
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Crawford County
 Commission Number 13494056
 My commission expires June 17, 2017

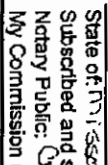
ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the contract Documents, based on on-site observations and the data comprising the above 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.

NOTICE: PROPERTY OWNERS IMPORTANT INFORMATION
 CONCERNING MECHANICS LIENS ON REVERSE SIDE

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

1. ORIGINAL CONTRACT SUM \$ 80,848.00
2. Net change by Change Orders \$ -
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 80,848.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 80,848.00
5. RETAINAGE:
 - a. 10 % of Completed Work
 - b. (Columns D + E on G703) 100 % of Stored Material
6. TOTAL EARNED LESS RETAINAGE \$ -
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 4 less Line 5 Total) \$ 80,848.00
8. CURRENT PAYMENT DUE (Line 6 from prior Certificate) \$ 72,763.20
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 8,084.80

State of Missouri County of Crawford
 Subscribed and sworn to before me this 30 day of March 2016
 Notary Public: 
 My Commission expires: June 17, 2017

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.