525 WEST JEFFERSON ST. ● SPRINGFIELD, ILLINOIS 62761 ●(217) 782-3516 FAX: (217) 785-4111

DOCKET NO: H-06	BOARD MEETING: August 25, 2015	PROJECT NO: 15-034	PROJECT COST: Original: \$601,631
_	TY NAME: Il Care South Holland	CITY: South Holland	Original. \$6001,031
TYPE OF PROJECT	Γ: Substantive		HSA: VII

PROJECT DESCRIPTION: Fresenius Medical Care Chicagoland, LLC d/b/a Fresenius Medical Care South Holland and Fresenius Medical Care Holdings, Inc. (the applicants) are proposing to add 5 ESRD stations to a 19 station facility for a total of 24 ESRD stations in a total of 10,104 GSF of leased space in South Holland. The cost of the project is \$173,625.

EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

• Fresenius Medical Care Chicagoland, LLC d/b/a Fresenius Medical Care South Holland and Fresenius Medical Care Holdings, Inc. (the applicants) are proposing to add 5 ESRD stations to a 19 station facility for a total of 24 ESRD stations in a total of 10,104 GSF of leased space in South Holland. The cost of the project is \$173,625. The anticipated project completion date is December 31, 2016.

WHY THE PROJECT IS BEFORE THE STATE BOARD:

• The applicants are before the State Board because the proposed project is a substantial change in the scope of the facility.

PURPOSE OF THE PROJECT:

• The proposed project seeks to maintain access to life-sustaining ESRD services in the HSA-VII ESRD service area, and address over-utilization at the existing ESRD facility.

SUMMARY:

• FMC South Holland is currently operating at 86% occupancy. There is a calculated excess of 2 stations in the HSA VII ESRD planning area, and the applicants note another 217 pre-ESRD patient living in the South Holland area, which are expected to require dialysis within the first two years of the new station's operation. From the documentation provided it appears that the applicants can justify the additional stations based upon the historical utilization and future demand for the service in the planning area.

BACKGROUND/COMPLIANCE ISSUES

• Neither applicant has outstanding compliance issues with the State Board.

PUBLIC HEARING/COMMENT

• No public hearing was requested and no letters of support or opposition were received by the State Board Staff.

FINANCIAL AND ECONOMIC FEASIBILITY

• The entirety of the project will be funded through internal sources (Cash and Securities/Fair Market Value of the Leases and a review of the financial statements indicate sufficient cash is available to fund the project.

CONCLUSIONS:

• The applicants addressed a total of 18 review criteria and have met all of the State Board Requirements.

STATE BOARD STAFF REPORT Fresenius Medical Care South Holland PROJECT #15-034

APPLICATION SUMMARY/CHRONOLOGY					
Applicants	Fresenius Medical Care Chicagoland, LLC d/b/a				
	Fresenius Medical Care South Holland and Fresenius				
	Medical Care Holdings, Inc.				
Facility Name	Fresenius Medical Care South Holland				
Location	17225 South Paxton, South Holland, Illinois				
Application Received	July 22, 2015				
Application Deemed Complete	July 22, 2015				
Permit Holder	Fresenius Medical Care Chicagoland LLC d/b/a				
Fernit Holder	Fresenius Medical Care South Holland				
Operating Entity	Fresenius Medical Care Chicagoland LLC d/b/a				
Operating Entity	Fresenius Medical Care South Holland				
Owner of the Site	Physicians Capital Investments, LLC				
Project Financial Commitment Date	August 25, 2016				
Project Completion Date	December 31, 2016				
Can Applicants Request Another Deferral?	Yes				
Has the Application been extended by the State Board?	No				

I. The Proposed Project

Fresenius Medical Care Chicagoland, LLC d/b/a Fresenius Medical Care South Holland and Fresenius Medical Care Holdings, Inc. (the applicants) are proposing to add 5 ESRD stations to a 19 station facility for a total of 24 ESRD stations in a total of 10,104 GSF of leased space in South Holland. The cost of the project is \$173,625. **The anticipated project completion date is December 31, 2016.**

II. Summary of Findings

- A. The State Board Staff finds the proposed project appears to be in conformance with the provisions of Part 1110.
- B. The State Board Staff finds the proposed project appears to be in conformance with the provisions of Part 1120.

III. General Information

The applicants are Fresenius Medical Care Chicagoland, LLC d/b/a Fresenius Medical Care South Holland and Fresenius Medical Care Holdings, Inc. The owner of the site is Physicians Capital Investments, LLC and the operating entity is Fresenius Medical Care Chicagoland, LLC d/b/a Fresenius Medical Care South Holland. The facility is located at 17225 South Paxton, South Holland, Illinois in the Health Service Area VII ESRD Planning Area. Health Service Area VII is comprised of DuPage, and suburban Cook County. The June 2015 update to the IDPH Inventory of Health Care Facilities ("Inventory") shows a computed excess of 2 ESRD stations in HSA VII ESRD Planning

Area.

There is no land acquisition cost for this project, as the proposed facility will be an expansion of an existing facility. This is a substantive project subject to both a Part 1110 and Part 1120 review. Project obligation is contingent on permit issuance. **The anticipated project completion date is December 31, 2016.**

Below are the current Fresenius projects that have been approved by the State Board.

TABLE ONE Current Fresenius Projects						
Project Number	Project Number Name Project Type					
#12-029	Fresenius SW Illinois	Relocation	12/31/2015			
#12-095	Fresenius Waterloo	Establishment	12/31/2015			
#12-098	Fresenius Monmouth	Establishment	12/31/2015			
#13-008	Fresenius Chicago Kidney Center	Relocation	12/31/2015			
#14-012	Fresenius Gurnee	Relocation/Expansion Establishment	12/31/2015			
#14-019	Fresenius Summit	Establishment	12/31/2015			
#13-040	Fresenius Lemont	Establishment	9/30/2016			
#14-041	Fresenius Elgin	Expansion	6/30/2016			
#14-026	Fresenius New City	Establishment	6/30/2016			
#14-047	Fresenius Humboldt Park	Establishment	12/31/2016			
#14-059	Fresenius Glendale Heights	Expansion	1/31/2016			
#15-011	Fresenius McLean County	Change of Ownership	12/31/2015			

IV. The Proposed Project - Details

Fresenius Medical Care Chicagoland, LLC d/b/a Fresenius Medical Care South Holland and Fresenius Medical Care Holdings, Inc. (the applicants) are proposing to add 5 ESRD stations to a 19 station facility for a total of 24 ESRD stations in a total of 10,104 GSF of leased space in South Holland. The cost of the project is \$173,625.

V. Project Costs and Sources of Funds

The total estimated project cost is \$173,625. The proposed project is being funded with cash and securities totaling \$102,000 and the fair market value of the lease totaling \$71,625. Table Two outlines the project's costs and uses of funds. The State Board Staff notes all costs are classified as being clinical.

TABLE TWO				
Project Uses and Sources of Funds				
Uses of Funds Clinical				
Modernization Contracts	\$12,000			
Moveable Equipment	\$90,000			
FMV Leased Space & Equipment	\$71,625			
Total Uses of Funds	\$173,625			
Sources of Funds	Clinical			
Cash and Securities	\$102,000			
FMV Leased Space & Equipment	\$71,625			
Total Sources of Funds	\$173,625			

VI. Section 1110.230 - Project Purpose, Safety Net Impact Statement and Alternatives

A. Criterion 1110.230(a) – Purpose of the Project

The applicants state that the purpose of the proposed project is to keep dialysis services accessible to a growing ESRD population in the service area (HSA-07), and alleviate the continued high utilization at the Fresenius Medical Care South Holland dialysis facility. The goal of Fresenius Medical Care is to keep dialysis access available to this patient population. 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. It is expected that this facility would continue to have similar quality outcomes after the relocation. Currently the South Holland patients have the quality outcomes below:

o 98% of patients had a URR / 65% o 98% of patients had a Kt/V greater than 1.2.

B. Criterion 1110.230 (b) - Safety Net Impact Statement/Charity Care

The applicants attest that the proposed addition of 5 stations to an existing 28-station ESRD facility will have no impact on Safety Net services in the area. The applicants' state:

"Fresenius Medical Care is a for-profit, publicly traded company and is not required to provide charity care, nor does it do so according to the Board's definition". "However, Fresenius Medical Care provides care to all patients regardless of their ability to pay". "There are patients treated by Fresenius who either do not qualify for or will not seek any type of coverage for dialysis

services". "These patients are considered self-pay patients". "These patients are invoiced as all patients are invoiced, however payment is not expected and Fresenius does not initiate any collections activity on these accounts". "These unpaid invoices are written off as bad debt". "Fresenius notes that as a forprofit entity, it does pay sales, real estate, and income taxes". "It also provides community benefit by supporting various medical education activities and associations, such as the Renal and National Kidney Foundation".

TABLE THREE									
SAFETY NET INFORMATION									
Fresenius Medical Care Facilities in Illinois									
NET REVENUE \$387,393,758 \$398,570,288 \$411,981,839									
CHARITY CARE									
2012 2013 2014									
Charity (# of self-pay patients)	203	499	251						
Charity (self-pay) Cost	\$1,536,372	\$5,346,976	\$5,211,664						
% of Charity Care to Net Rev.	.40%	1.34%	1.27%						
MEDICAID									
2012 2013 2014									
Medicaid (Patients)	1,705	1,660	750						
Medicaid (Revenue)	\$36,254,633	\$31,373,534	\$22,027,882						
% of Medicaid to Net 9.36% 7.87% 5.35% Revenue									

C. Criterion 1110.230(c) - Alternatives to the Proposed Project

The applicants considered the following alternatives to the proposed project:

- 1. The alternative to **do nothing** will not address patient access issues due to the high utilization currently and historically at the South Holland facility and therefore was not considered. There is no cost to this alternative.
- 2. The alternative of **adding just two stations** was rejected due to its inability to address current growth/utilization increases at the existing facility. The applicants identified \$70,000 in capital costs for this alternative.
- 3. Using Other Health Resources/Admit Patients to Other Facilities Physicians already admit to other area facilities so this will not alleviate the high utilization at the South Holland facility. There were no costs identified with this alternative.
- 4. The facility is currently a **joint venture**.
- 5. The **best alternative** for addressing the patient's need for additional access while maintaining cost containment is to add 5 stations at the current site. The cost of this project is minimal at \$173,625.

VII. Section 1110.234 - Project Scope and Size, Utilization and Unfinished/Shell Space

A) Criterion 1110.234 (a) - Size of Project

The applicants propose to add 5 stations to an existing 19 station facility for a total of 24 stations in 10,104 GSF of leased space. The State board standard is 360-520 GSF per station. The applicants note the project is allocating 421 GSF per station. The proposed project meets the spatial standards established by the State Board, and a positive finding has been made.

THE STATE BOARD STAFF FINDS THE PROPOSED POOJECT TO BE IN CONFORMANCE WITH CRITERION SIZE OF THE PROJECT (77 IAC 1110.234 (a))

B) Criterion 1110.234 (b) - Project Services Utilization

The applicants have documented by the second year after project completion (2017), they will be above the State Board's target occupancy of 80% (Application, P. 39).

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO BE IN CONFORMANCE WITH CRITERION PROJECTED SERVICES UTILIZATION (77 IAC 1110.234 (b))

C) Criterion 1110.234 (e) - Assurances

The applicants have provided the necessary assurance that the proposed 24 station ESRD facility will be at target occupancy two years after project completion.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO BE IN CONFORMANCE WITH CRITERION ASSURANCES (77 IAC 1110.234 (e))

VIII. Section 1110.1430 - In-Center Hemodialysis Projects

A) Criterion 1110.1430 (b) (1) (3) – Background of the Applicants

An applicant must demonstrate that it is fit, willing and able, and has the qualifications, background and character, to adequately provide a proper standard of health care service for the community. [20 ILCS 3960/6)

The applicants provided a list of all health care facilities currently owned and/or operated by the applicants, including licensing, certification and accreditation identification numbers, a certified statement from the applicants that no adverse action has been taken against any facility owned and/or operated by the applicants during the three years prior to the filing of the application, and authorization permitting HFPB and Illinois Department of Public Health (IDPH) access to any documents necessary to verify the information submitted. The applicants appear fit, willing and able and have the qualifications, background and character to adequately provide a proper standard of healthcare service for the community.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO BE IN CONFORMANCE WITH CRITERION BACKGROUND OF THE APPLICANT (77 IAC 1110.1430 (b)(1)(3))

B) Criterion 1110.1430 (c)(2)(4) – Planning Area Need

According to the June, 2015 Update to the Inventory of Health Care Facilities there is an excess of 2 ESRD stations in the HSA 7 ESRD Planning Area. The facility is currently operating at 86% occupancy.

The primary purpose of this project is to provide in~center hemodialysis services to the residents of the South Holland area in HSA 7. It is noted that 90% of the current South Holland clinic patients also reside in HSA 7. The applicants are currently providing service to 98 patients at the FMC South Holland facility and have identified an additional 79 pre-ESRD patients expected to refer to the facility after project completion.

FMC South Holland is currently operating at 86% occupancy. Although there is a calculated excess of 2 stations in the HSA VII ESRD planning area, the applicants note the existence of another 79 pre-ESRD patient living in the immediate vicinity, which are expected to require dialysis within the first two years of the new station's operation. Regardless of the 2 station excess in the planning area, it appears that the applicants can justify the additional stations based upon the historical utilization at FMC South Holland.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT APPEARS TO BE IN CONFORMANCE WITH THE PLANNING AREA NEED CRITERION (77 IAC 1110.1430(c)(2) (4)).

C) Criterion 1110.1430 (e) - Staffing Availability

The applicants have provided the necessary information as required by the criteria (application, p. 43-50). It appears that there will be sufficient staff to accommodate the additional patient load.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT APPEARS TO BE IN CONFORMANCE WITH THE STAFFING CRITERION (77 IAC 1110.1430 (e) (1)).

D) Criterion 1110.1430 (f) - Support Services

Fresenius Medical Care utilizes a patient data tracking system in all of its Facilities. These support services are available at Fresenius Medical Care South Holland during all six shifts:

- o Nutritional Counseling
- o Psychiatric/Social Services
- o Home/self training
- o Clinical Laboratory Services provided by Spectra Laboratories

The following services are provided via referral to St. Margaret Mercy Medical Center, Hammond, Indiana:

- o Blood Bank Services
- o Rehabilitation Services
- o Psychiatric Services

The applicants have provided all of the required documentation to address this criterion.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE SUPPORT SERVICES CRITERION (77 IAC 1110.1430 (f)).

E) Criterion 1110.1430 (j) - Assurances

The applicants provided the required certification information on page 67 of the application for permit as required of the criterion. The applicants note Fresenius Medical Care South Holland patients have achieved and will maintain the following adequacy outcomes.

- 98% of patients had a URR \geq 65%
- 98% of patients had a Kt/V > 1.2

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT APPEARS TO BE IN CONFORMANCE WITH THE ASSURANCES CRITERION (77 IAC 1110.1430 (j)).

FINANCIAL

IX. 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.

The applicants are funding the project with cash and securities totaling \$102,000, and fair market value of a lease totaling \$71,625. A review of the applicants' audited financial statements indicates that sufficient cash is available to fund the project.

TABLE FIVE Fresenius Medical Care Audited Financial Information In Thousands (000)									
Calendar Year 2014 2013 2012									
Cash and Investments	\$195,280	\$275,719	\$341,071						
Current Assets	\$4,027,091	\$3,866,123	\$5,673,703						
Total Assets	\$12,669,858	\$16,597,314	\$17,808,635						
Current Liabilities	\$2,058,123	\$2,094,693	\$2,510,111						
Long Term Debt	\$2,686,923	\$2,113,723	\$2,030,126						
Total Liabilities	\$9,569,927	\$8,075,490	\$8,401,166						
Total Revenues	\$10,373,232	\$9,433,192	\$8,885,401						
Expenses	\$9,186,489	\$8,088,952	\$7,384,745						
Income Before Tax	\$1,186,743	\$1,344,240	\$1,500,656						
Income Tax	\$399,108	\$465,540	\$497,177						
Net Income \$787,635 \$878,700 \$1,003,47									

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION AVAILABILITY OF FUNDS (77 IAC 1120.120 (a)).

X. 1120.130 - Financial Feasibility

A. Criterion 1120.130 - Financial Viability

The applicants are funding the project with cash and securities totaling \$102,000, and fair market values of a lease totaling \$71,625. A review of the applicants' financial statements indicates that sufficient cash is available to fund the project. Because the applicants are funding this project internally no financial viable ratios are required.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE CRITERION FINANCIAL FEASIBILITY (77 IAC 1120.130 (a)).

XI. Section 1120.140 - Economic Feasibility

- A. Criterion 1120.140(a) Reasonableness of Financing Arrangements
- B. Criterion 1120.140(b) Terms of Debt Financing

The applicants are funding the project with cash and securities totaling \$102,000, and fair market values of a lease totaling \$71,625. The applicants are modernizing 750 GSF of existing space to accommodate the additional stations, resulting in a 10,104 GSF facility. The project will be funded internally, and these criteria are inapplicable.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION REASONABLENESS OF FINANCING ARRANGEMENTS AND TERMS OF DEBT FINANCING (77 IAC 1120.140(a) (b).

C. Criterion 1120.140(c) - Reasonableness of Project Cost

The applicant shall document that the estimated project costs are reasonable and shall document compliance with the State Board's standards as detailed in 77 IAC 1120.

<u>Modernization Contracts – These costs total</u> \$12,000 or \$16.00 per gross square feet. (\$12,000/750 GSF = \$16.00). This appears reasonable when compared to the State Board standard of \$183.68

<u>Moveable Equipment</u> - These costs total \$90,000 or \$18,000 per station. This appears reasonable when compared to the State Board standard of \$50,601.13.

<u>Fair Market Value of Leased Space and Equipment</u> - These costs are \$71,625. The State Board does not have a standard for these costs.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO BE IN CONFORMANCE WITH THE REASONABLENESS OF PROJECT COST CRITERION (77 IAC 1120.140 (c)).

D) Criterion 1120.140 (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.

The applicants anticipate the direct operating costs per treatment to be \$198.00. The State Board does not have a standard for these costs.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT APPEARS TO BE IN CONFORMANCE WITH THE PROJECT DIRECT OPERATING COSTS CRITERION (77 IAC 1120.140 (d)).

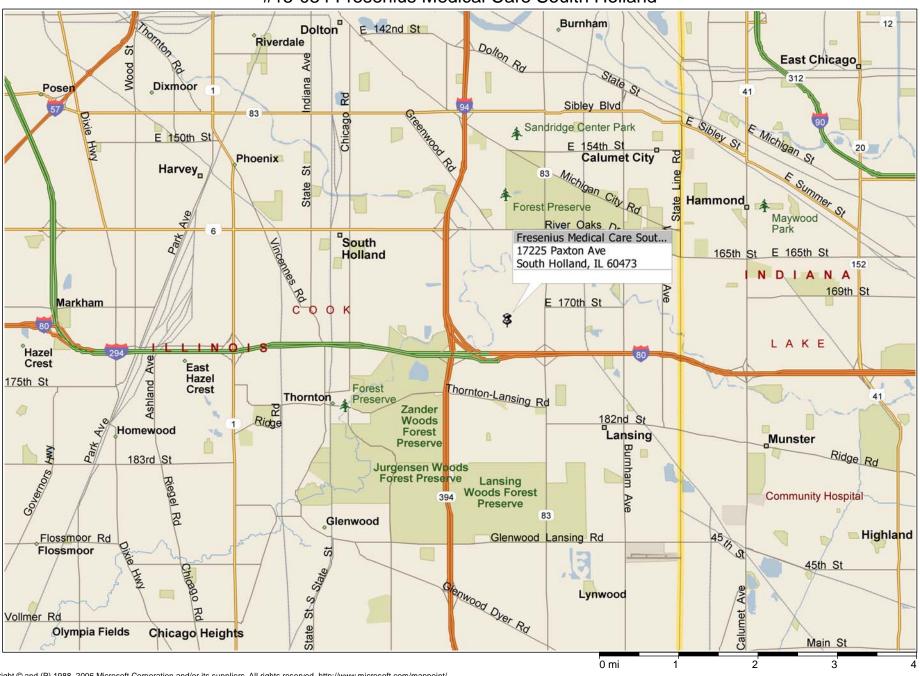
E) Criterion 1120.140 (e) - Total Effect of the Project on Capital Costs

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.

The applicants anticipate the total effect of the Project on Capital Costs per treatment to be \$8.50. The State Board does not have a standard for these costs.

THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT APPEARS TO BE IN CONFORMANCE WITH THE TOTAL EFFECT OF THE PROJECT ON CAPITAL COSTS CRITERION (77 IAC 1120.140 (e)).

#15-034 Fresenius Medical Care Souith Holland



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END STAGE RENAL DIALYSIS - FACILITY PROFILE 2013

Ownership, Management and General Information

Fresenius Medical Care South Holland Name:

17225 South Paxton Avenue Address:

South Holland City:

Cook County: HSA: 7 Medicare ID: 14-2542 **Legal Entity Operator:**

Fresenius Medical Care Chicagoland, LLC

0

0

18

45

Legal Entity Owner:

Limited Liability Company Ownership Type:

Property Owner: Physicians' Capital Investments, LLC

Other Ownership:

Medical Director Name: Dr. Ramash Soundararajan

18

42

18

33

15

0

114

Provides Incenter Noctural Dialysis:

STATION INFORMATION	FACILITY STAFFING - FULL	FACILITY STAFFING - FULL TIME EQUIVALENT				
Authorized Stations as of 12/31/2013:	19	Full-Time Work Week:	32			
Certified Stations by CMS:	19	Regsitered Nurse :	5			
Peak Authorized Stations Operated:	17	Dialysis Technician :	7			
Authorized Stations Setup and Staffed in Oct 1-7:	17	Dietician :	1			
Isolation Stations Set up in Oct 1-7:	1	Social Worker:	1			
(subset of authorized stations)		LPN:	0			
Number of Shifts Operated per day		Other Health :	0			
		Other Non-Health:	2			
Dialysis Station Utilization for the Week of Oct 1 - 7						
Date of Operation Oct 1	Oct 2	Oct 3 Oct 4 Oct 5 Oct 6	6 Oct 7			

18

36

Facility Utilization Information

Hours operated

Number of Patients Treated

Facility Reported Treatment Information Facility Reported Patient Information

21

42

Patients treated as of 1/1/2013: In-Center Treatments in calendar year: 82 8.402 (Beginning patients) **Number of Missed Treatments:** 15

Average Daily Treatments: Patients treated as of 12/31/2013: 82

18

34

(Ending patients) Average Treatment Time (min): 360.0

Total Unduplicated patients 114 treated in calendar year:

10

15

71

65-74 yr

75 < yrs

Total

LOSSES to the FACILITY ADDITIONS to the FACILITY

16

13

43

USE RATE for the FACILITY New Patients: 42 Recovered patients: 1 Treatment Capacity/year (based on Stations): 17,784 7 **Transient Patients: Transplant Recipients:** 1 Use Rate (Treatments/Treatment capacity): 47% Patients Re-Started: 0 Patients transferred out: 21 Use Rate (including Missed Treatments): 47% **Post-Transplant Patien** Patients voluntarily discontinued 2 Use Rate (Begining patients treated): 72% Total: 50 Patients lost to follow up: 1 Use Rate (Year end Patients/Stations*6): 72% Patients deceased: 10 **Renal Network Use Rate:** 79%

> Total: 36

White:

TOTAL:

Unknown:

26

28

114

Patients and Net Revenue by Payor Source

		Medic	care M	ledicaid	Private Insurance	Private Pay	Other Public	TOTAL	Charity Care
		54	.4%	9.6%	33.3%	2.6%	0.0%	100.0%	0.0%
Patient			62	11	38	3	0	114	0
1/1/2012 to 1	12/31/2012	54	.4%	9.6%	33.3%	2.6%	0.0%	100.0%	0.0%
Net Revenue		\$6	62	\$11	\$38	\$3	\$0	\$114	\$0
Patients by Age and Sex			Patients by Race		Patients by Ethnicity				
AGE GROUPS	MALE	FEMALE	TOTAL	Asian	Patients:	1	Hispanic Latino Pa	atients:	9
<14 yrs	0	0	0	Nativ	e American/ Indian:	0	Non-Hispanic Lati	no Patien	105
15-44 yr	6	3	9	Black	/ African American :	98	Unknown Ethnicity	y Patients	0
45-64 yr	40	11	51	Hawa	iian /Pacific Islande	0	TOTAL:		114

Fresenius Medical Care does not hold long term debt on any Illinois dialysis location balance sheet. Fresenius Medical Care does not, as a for profit corporation, provide charity care under the Board's definition of same; however, it treats all patients regardless of ability to pay and thus does provide uncompensated care.

Source: Data based on 2013 Annual ESRD Questionnaire administered on behalf of Illinois Department of Public Health, Health Systems Development.