



**FRESENIUS
KIDNEY CARE**

Fresenius Kidney Care

3500 Lacey Road, Downers Grove, IL 60515
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Email: lori.wright@fmc-na.com

February 7, 2017

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

RECEIVED

FEB 08 2017

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Re: Annual Progress Report. Section 1130.760
Project #15-050, Fresenius Medical Care Chicago Heights

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

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



Annual Progress Report, Section 1130.760

Project #15-050, Fresenius Medical Care Chicago Heights

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

This report summarizes the current status of the above-mentioned project which is for a 12-station ESRD facility located at 15 E. Independence Drive, Chicago Heights, Illinois, 60411.

Status of the Project

This project was obligated on September 7, 2016 and is currently undergoing shell construction. All construction is due to be complete by August 2017 which is past the permit completion date. A permit renewal request will be submitted prior to May 15, 2017.

Application and Certificate for Payment (AIA G702)

There have been no construction costs incurred so far.

Anticipated Completion Date

The project is currently approximately 70% complete and is expected to be completed prior to August 31, 2018.



FRESENIUS KIDNEY CARE

Sources and Uses of Funds

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	N/A	0
Contingencies	N/A	0
Architectural/Engineering	N/A	71,630
Consulting and other fees	N/A	N/A
Movable & Other Equipment	400,000	0
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	5,830,992 ¹	3,723,943
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	\$6,230,992	
Realized Total Project Costs To Date		\$3,795,573
Cash & Securities	400,000	71,630
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	\$5,830,992	3,723,943
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	\$6,230,992	
Total Spent to Date		\$3,795,573

1. When this project was filed it was going to be a "turn-key" project with all construction costs being incurred by the landlord and paid back over the term of the lease as rent. The project is no longer a turn-key project. Fresenius will be incurring the construction costs on the interior build-out reducing the FMV of leased space.