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

February 21, 2018

RECEIVED

FEB 27 2018

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 #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

Lori Wright
Senior CON Specialist

cc: Clare Connor

Thrive On

FRESENIUS KIDNEY CARE

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 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 construction is complete. The facility began treating patients on September 21, 2017 and completed its CMS Certification Survey on February 8, 2018. To be complete the facility is simply waiting for the Certification letter.

Application and Certificate for Payment (AIA G702)

G-702 attached.

Anticipated Completion Date

The facility is treating patients and is simply awaiting the CMS Certification letter to be complete which is expected to arrive by May 8, 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	1,266,499
Contingencies	N/A	0
Architectural/Engineering	N/A	75,601
Consulting and other fees	N/A	N/A
Movable & Other Equipment	400,000	405,123
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]	3,904,689
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		**$5,651,912**
Cash & Securities	400,000	1,747,223
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	3,904,689
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		**$5,651,912**

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.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702/CMa

CONSTRUCTION MANAGER-ADVISER EDITION

TO CONTRACTOR:
DiNaso & Sons Construction Co., Inc.
9910 W. 191st St., Suite A
Mokena, IL 60448

PROJECT:
Chicago Heights JV
1-25 Independence Drive
Chicago Heights, IL 60411

APPLICATION NO: 4

PERIOD TO: May 15, 2017

Distribution to:
[X] OWNER
[ ] ARCHITECT
[X] CONTRACTOR

FROM SUBCONTRACTOR:
DiNaso & Sons Construction Co., Inc.
9910 W. 191st St., Suite A
Mokena, IL 60448

OWNER:
Fresenius Medical Care Chicagoland, LLC
C/O Fresenius Medical Care NA
1909 Tyler Street, 8th Floor
Hollywood, FL 33020

PROJECT NOS: 100230-1-DN-W-GU-16

CONTRACT DATE: November 23, 2016

CONTRACT FOR:
General Construction

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 $ 1,154,000.00
2. Net change by Change Orders $ 1,694.20
3. CONTRACT SUM TO DATE (Line 1 ± 2) $ 1,155,694.20
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) $ 1,155,694.20
5. RETAINAGE:
   a. 0 % of Completed Work (Column D + E on G703) $ 0.00
   b. 0 % of Stored Material (Column F on G703) 0.00

   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) $ 1,155,694.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) $ 1,040,124.78
8. CURRENT PAYMENT DUE $ 115,569.42
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) $ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$1,694.20	$0.00
TOTALS	$1,694.20	$0.00
NET CHANGES by Change Order	$1,694.20	

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: DiNaso & Sons Construction Co., Inc.

By: Charl L D Date: June 2, 2017

State of: Illinois County of: Will
Subscribed and sworn to before me this 2nd day of June, 2017
Notary Public: Anthony Fillicetti
My Commission expires:

ANTHONY FILLICETTI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 09, 2022

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 .... $ 115,569.42

(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.)

CONSTRUCTION MANAGER:

By: Date:

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.

M. MERCIK
FMS PM

JUN 20 17

RECS - North
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F. PRINCE
RECS - North Central

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER): Fresenius Medical Care NA PROJECT: Chicago Heights IL Chicago Heights JV FMC #100230

FROM (CONTR.) Cohen Architectural Woodworking VIA (ARCHITECT):

CONTRACT FOR: Millwork & Installation

APPLICATION NO: 3
PERIOD TO: 7/11/2017
CONTRACTOR'S PROJECT NO:
CONTRACT DATE:

Distribution to:
OWNER:
ARCHITECT
CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner	TOTAL		
Approved this month			
Number	Date Approved		
TOTALS		0	0
Net change by Change Orders		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: [signature] Date: 7/12/17

A M GILLENWATER
Notary Public, Notary Seal
State of Missouri
Crawford County
Commission # 13494056
My Commission Expires 06-20-2021

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

1. ORIGINAL CONTRACT SUM $ 110,805.00
2. Net change by Change Orders $ -
3. CONTRACT SUM TO DATE (Line 1 + 2) $ 110,805.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) $ 110,805.00
5. RETAINAGE:
   a. 10 % of Completed Work (Columns D + E on G703)
   b. 100 % of Stored Material (Column F on G703)

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

6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) $ 110,805.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) $ 99,724.50
8. CURRENT PAYMENT DUE $ 11,080.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) $ -

State of: Missouri County of: ~~Phelps~~ Crawford
Subscribed and sworn to before me this 12 day of July 2017
Notary Public: AM Gillenwater
My Commission expires: 6/20/21

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 progresssed 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.

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.

PM
JUL 21 17
RECS - North

F. PRINCE
RECS - North Central