



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 11, 2019

RECEIVED

FEB 13 2019

**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 #17-056, Fresenius Medical Care Galesburg
Permit Holder: Fresenius Medical Care Galesburg, LLC, and Fresenius Medical Care Holdings, Inc.
Permit Amount: \$6,864,690

Dear Ms. Avery:

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

If you have any questions, please contact me at 630-960-6807.

Sincerely,

Lori Wright
Senior CON Specialist



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KIDNEY CARE**

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**HEALTH. FACILITIES &
SERVICES REVIEW BOARD**

Annual Progress Report, Section 1130.760

Annual Progress Report, Section 1130.760

Project #17-056, Fresenius Medical Care Galesburg

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

Permit Amount: \$6,864,690

Status of the Project

This project is for the relocation of the 14-station Galesburg facility from 765 N. Kellogg Street, Galesburg to 725 N. Seminary Street, Galesburg.

The project was obligated on March 15, 2018 with the execution of the lease. Construction is complete and the facility is expected to relocate by February 28, 2018 and then will just need Medicare certification to be complete.

Application and Certificate for Payment (AIA G702)

See attached.

Anticipated Completion Date

The project is approximately 90% complete and is expected to be complete prior to December 31, 2019.



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	1,845,116	1,199,498
Contingencies	182,484	0
Architectural/Engineering	198,000	99,513
Consulting and other fees	N/A	N/A
Movable & Other Equipment	384,000	0
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	4,255,090	5,324,464
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	\$6,864,690	
Realized Total Project Costs To Date	TOTAL	\$6,623,475
Cash & Securities	2,609,600	1,299,011
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	4,255,090	5,324,464
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	\$6,864,690	
Total Spent to Date		\$6,623,475

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page 1 of

TO (OWNER): Fresenius Medical Care PROJECT: Galesburg IL FKC 8628-1

APPLICATION NO: 3 Distribution to:

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

PERIOD TO: January 2019 OWNER:

CONTRACT FOR: Millwork & Installation

CONTRACTOR'S ARCHITECT

PROJECT NO: 8628-1-RL-W-GU-16 CONTRACTOR

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this month		723.18	
Number	Date Approved		
FMC CO 002	10/19/2018		
TOTALS		723.18	0
Net change by Change Orders		723.18	

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: 1-19
 DAVID BEADLES
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Phelps County
 My Commission Expires: March 29, 2021
 Commission #17298584

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

1. ORIGINAL CONTRACT SUM	\$ 131,266.00
2. Net change by Change Orders	\$ 723.18
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 131,989.18
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 131,989.18
5. RETAINAGE:	
a. 10 % of Completed Work (Columns D + E on G703)	\$ 13,198.92
b. 100 % of Stored Material (Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 13,198.92
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 118,790.26
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 118,139.40
8. CURRENT PAYMENT DUE	\$ 650.86
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 13,198.92

State of: Missouri County of: Phelps
 Subscribed and sworn to before me this 7th day of JAN 20189
 Notary Public: D.B.
 My Commission expires: 3-29-21

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 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 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.

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

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

Fresenius Medical Care -
TO OWNER: Galesburg JV
821 N. Kellogg Street
Galesburg, IL 61401

PROJECT: S628-1-RL-W-GU-16

APPLICATION NO: PR #4
APPLICATION TO: 10/10/2018
PERIOD TO: 11/30/18

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM CONTRACTOR:
Tarter Construction, LLC
1012 Ekstam Dr. #1
Bloomington, IL 61704

VIA ARCHITECT:

PROJECT NOS:

CONTRACT FOR:

CONSTRUCTION MANAGER:

CONTRACT DATE:

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	\$	\$1,066,893.00
2. Net change by Change Orders	\$	\$616.01
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	\$1,067,509.01
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$884,811.48
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	\$88,481.15
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	\$88,481.15
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$796,330.33
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$519,450.73
8. CURRENT PAYMENT DUE	\$	\$276,879.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	\$271,178.68

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$2,478.42
Total approved this Month	\$3,094.43	
TOTALS	\$3,094.43	\$2,478.42
NET CHANGES by Change Order	\$616.01	

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

By:

Date:

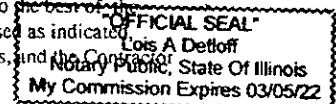
12/10/18

State of: ILLINOIS
Subscribed and sworn to before me this
Notary Public:
My Commission expires:

County of: McLEAN
day of

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.)

ARCHITECT:

By:

Date:

12/10/18

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.