



**FRESENIUS  
KIDNEY CARE**

**Fresenius Kidney Care**

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April 17, 2019

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

**Re: Annual Progress Report. Section 1130.760**  
**Project #17-065, Fresenius Kidney Care New Lenox**  
**Permit Holder:** Fresenius Medical Care New Lenox, LLC, and Fresenius Medical  
Care Holdings, Inc.  
**Permit Amount:** \$6,488,198

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



April 17, 2019

**Annual Progress Report, Section 1130.760**

**Project #17-065, Fresenius Kidney Care New Lenox**

**Permit Holder:** Fresenius Medical Care New Lenox, LLC, and Fresenius Medical Care Holdings, Inc.

**Permit Amount:** \$6,488,198

**Status of the Project**

This project is for the establishment of the 12-station Fresenius Kidney Care New Lenox ESRD facility located at Lot 10, south side of Cedar Crossing Drive in Cedar Crossing Development. The project was obligated with the execution of the lease for premises on November 30, 2018. The landlord/developer is in the process of permitting for the construction of the shell building that will have the interior built out by Fresenius.

**Application and Certificate for Payment (AIA G702)**

There have been no construction cost incurred so far.

**Anticipated Completion Date**

The project is approximately 10% complete and is expected to be complete by December 31, 2019.



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                                              | 1,419,600          | 0                  |
| Contingencies                                              | 140,400            | 0                  |
| Architectural/Engineering                                  | 152,800            | 0                  |
| Consulting and other fees                                  | N/A                | N/A                |
| Movable & Other Equipment                                  | 368,000            | 0                  |
| Bond Issuance Expense                                      | N/A                | N/A                |
| Net Interest Expense during Construction                   | N/A                | N/A                |
| FMV of Leased Space & Equipment                            | 4,407,398          | 4,407,398          |
| Other Costs to be Capitalized                              | N/A                | N/A                |
| Acquisition of Building or other Property (excluding land) | N/A                | N/A                |
| <b>Total Project Costs</b>                                 | <b>\$6,488,198</b> |                    |
| <b>Realized Total Project Costs To Date</b>                |                    | <b>\$4,407,398</b> |
| Cash & Securities                                          | 2,080,800          | 0                  |
| Pledges                                                    | N/A                | N/A                |
| Gifts & Bequests                                           | N/A                | N/A                |
| Bond Issues                                                | N/A                | N/A                |
| Mortgages                                                  | N/A                | N/A                |
| Lease FMV                                                  | 4,407,398          | 4,407,398          |
| Gov. Approp                                                | N/A                | N/A                |
| Grants                                                     | N/A                | N/A                |
| Other funds and Sources                                    | N/A                | N/A                |
| <b>Total funds</b>                                         | <b>\$6,488,198</b> |                    |
| <b>Total Spent to Date</b>                                 |                    | <b>\$4,407,398</b> |