

November 15, 2023

John Kniery
Administrator
Illinois Health Facilities & Services Review Board
525 West Jefferson, 2nd Floor
Springfield, IL 62761

Re: Request for Permit Renewal Section 1130.740
Project #19-035, Fresenius Kidney Care Chicago Skyway
Permit Holder: WSKC Dialysis Services, Inc., and Fresenius Medical Care Holdings, Inc.
Permit Amount: \$7,436,967

Dear Mr. Kniery:

WSKC Dialysis Services, Inc. is seeking a permit renewal for the Fresenius Kidney Care Chicago Skyway (formerly known as Fresenius Medical Care Jackson Park) 24-station ESRD facility located at 1453 E 75th Street, Chicago. A \$500 permit renewal fee is being submitted directly to the Board separately. There has been no change to the size and scope of this project. This report summarizes the status of the project.

Sincerely,



Lori Wright
Fresenius Medical Care
Senior CON Specialist



November 15, 2023

Request For Permit Renewal Section 1130.740

Project #19-035, Fresenius Kidney Care Chicago Skyway (Jackson Park)

Permit Holder: WSKC Dialysis Services, Inc., and Fresenius Medical Care Holdings, Inc.

Permit Amount: \$7,436,967

- 1. The requested completion date:** The requested completion date is May 31, 2024.
- 2. a status report on the project detailing what percent has been completed and a summary of project components yet to be finished and the amount of funds expended on the project to date:**

Per permit #19-035, the Fresenius Medical Care Jackson Park ESRD facility was approved to relocate with 24 stations.

During construction the City of Chicago decided to assign a different street number to the structure. The address as filed in the CON was 1551 E. 75th Street. The address now assigned to the same site is 1453 E. 75th Street. The location has not changed.

Along with the relocation, the facility has changed its name to match its new location more closely. The new name is Fresenius Kidney Care Chicago Skyway. No other aspects of the project have changed.

The facility relocated into the new premises and began operations on October 23, 2023. The facility is waiting on CMS certification and receipt of the certification letter for the project to be completed.

The project is approximately 99% complete and is expected to be complete (Certified) prior to the requested new completion date of May 31, 2024.

- 3. a statement as to the reasons why the project has not been completed:**

After the first permit renewal was granted, there were several construction related delays as listed below.

- The building permit plan review process by the City of Chicago took 5 months.
- Shell construction and interior landlord work was delayed by a few things:



- Underground storage tanks were discovered that required lengthy inspections before they could be removed.
 - The roof top HVAC unit procurement time was unusually lengthy.
 - Commonwealth Edison, energy provider, took a very long time to provide permanent power to the building.
- After construction, inspections by the City of Chicago were slow for both the shell and the interior build-out.

The construction is now complete, and the facility is operating. The facility is just waiting for certification, which could come prior to the current completion date of December 31, 2023. Because it is not certain that will occur, this renewal is being submitted to remain in compliance with Board rules.

4. evidence of financial commitment to fund the project:

All Project financing to date has been funded from available cash and its equivalents as reported on the company's financial statements. The right to occupy the premises will be secured through a leasing arrangement. This leasing arrangement is utilized to obligate the project. Project costs have not exceeded the approved permit amount.

Project Costs and Sources of Funds

Line Item	Allowance/CON	Realized Costs
Modernization	1,717,756	1,717,456
Contingencies	164,466	79,884
Architectural/Engineering	180,000	86,964
Movable & Other Equipment	680,000	509,589
FMV of Leased Space & Equipment	4,694,745	4,694,745
Total Project Costs	\$7,436,967	
Realized Total Project Costs To Date		\$7,088,638

5. **Anticipated final cost of the project:** *Final cost will be within the permit amount of \$7,436,967*



WSKC Dialysis Services, Inc

In accordance with Section 1130.740 part c, of the Illinois Health Facilities & Services Review Board rules for renewal of a permit;


I do hereby certify that the financial resources to fund the project are available or otherwise committed; and that the project's cost, scope, design, square footage, number of stations are compliant with that which the State Board has approved.

By: 

ITS: Vice President and Assistant Treasurer

By: 

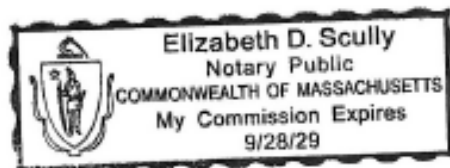
ITS: Assistant Secretary

Notarization: 
Subscribed and sworn to before me
This 9th day of November, 2023

Seal

Notarization: _____
Subscribed and sworn to before me
This _____ day of _____, 2023

Seal






Fresenius Medical Care Holdings, Inc.

In accordance with Section 1130.740 part c, of the Illinois Health Facilities & Services Review Board rules for renewal of a permit;

I do hereby certify that the financial resources to fund the project are available or otherwise committed; and that the project's cost, scope, design, square footage, number of stations are compliant with that which the State Board has approved.

By: 

ITS: Vice President and Assistant
Treasurer

By: 

ITS: Vice President and Assistant
Secretary

Notarization:

Subscribed and sworn to before me

This 9th day of November, 2023

Seal

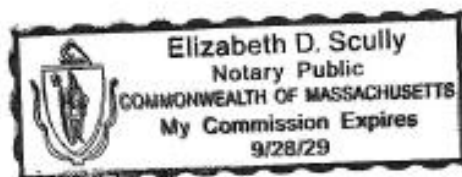


Notarization:

Subscribed and sworn to before me

This day of , 2023

Seal



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702/CMa

CONSTRUCTION MANAGER-ADVISER EDITION

PAGE ONE OF 3

TO CONTRACTOR:		PROJECT:	
DiNaso & Sons Construction Co., Inc.		Jackson Park	
9910 W. 191st St., Suite A		1453 E 75th Street	
Mokena, IL 60448		Chicago, IL 60619	
FROM SUBCONTRACTOR:		OWNER:	
DiNaso & Sons Construction Co., Inc.		WSKC Dialysis Services, Inc.	
9910 W. 191st St., Suite A		C/O Fresenius Medical Care NA	
Mokena, IL 60448		1909 Tyler Street, 8th Floor	
		Hollywood, FL 33020	
CONTRACT FOR:		CONTRACTOR:	
General Contractor		DiNaso & Sons Construction Co., Inc.	
		By: <u>Chad R. C.</u> Date: <u>11-1-23</u>	
		State of: <u>Illinois</u> County of: <u>Will</u>	
		Subscribed and sworn to before me this <u>1st</u> day of <u>November</u> , 2023	
		Notary Public: <u>Christine A. Hassel</u>	
		My Commission expires: <u>7-5-2027</u>	

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 \$ 1,595,814.60

2. Net change by Change Orders \$ 51,583.18

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,647,397.78

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,647,397.78

5. RETAINAGE:

a. 0 % of Completed Work \$ 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) \$ 1,647,397.78

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,403,340.66

8. CURRENT PAYMENT DUE \$ 184,057.12

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	\$39,293.41	\$0.00
Total approved this Month	\$11,989.77	\$0.00
TOTALS	\$51,583.18	\$0.00
NET CHANGES by Change Order	\$51,583.18	

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: Chad R. C. Date: 11-1-23

State of: Illinois County of: Will

Subscribed and sworn to before me this 1st day of November, 2023

Notary Public: Christine A. Hassel

My Commission expires: 7-5-2027

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 \$ 184,057.12

(Attach explanation of amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm with the amount certified.)

By: ARCHITECT: Date: _____

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.



APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page 1 of 2

TO (OWNER): Fresenius Medical Care PROJECT: Chicago IL Jackson Park FKC 2975 APPLICATION NO: 221147.5 Distribution to: OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐

FROM (CONTR.) Cohen Architectural Woodworking VIA (ARCHITECT): CONTRACTOR'S PERIOD TO: September 2023 CONTRACTOR'S PROJECT NO: 002975-5-RL-W-GU-2021 CONTRACT DATE: 12/16/22

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		536.97	
TOTAL		536.97	
Approved this month	Date Approved		
Number			
TOTALS		536.97	
Net change by Change Orders		536.97	

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:  Date: 11/10/23

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

1. ORIGINAL CONTRACT SUM \$ 149,405.60
2. Net change by Change Orders \$ 536.97
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 149,942.57
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 149,942.57
5. RETAINAGE:
 - a. 0% of Completed Work \$ -
 - b. 0% of Stored Material \$ -

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

6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 149,942.57

LESS PREVIOUS CERTIFICATES FOR PAYMENT

8. CURRENT PAYMENT DUE (Line 6 from prior Certificate) \$ 149,942.57
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 0.00



State of: Missouri County of: Maries

Subscribed and sworn to before me this 11 day of November 2023

Notary Public: 

My Commission expires: 26 Jan 2024

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.