



Fresenius Medical Care

**RECEIVED**

SEP 14 2012

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

September 13, 2012

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

**Re: Final Cost Report. Section 1130.770**

**Project:** #10-012, Fresenius Medical Care River Forest

**Permit Holder:** Fresenius Medical Care River Forest, LLC, Fresenius Medical Care Ventures, LLC, Fresenius Medical Care Ventures Holding Company, Inc., National Medical Care, Inc. and Fresenius Medical Care Holdings, Inc.

Dear Ms. Avery:

Enclosed please find the final realized cost report submission for Fresenius Medical Care River Forest, #10-012, along with a signed notarized cost report certification for the project as required pursuant to 7II. Adm. 1130.770.

If you have any questions, please contact me at 708-498-9121.

Sincerely,

Lori Wright  
Fresenius Medical Care  
Senior CON Specialist

cc: Clare Ranalli



# Fresenius Medical Care

August 29, 2012

## **Final Cost Report, Section 1130.770 Fresenius Medical Care River Forest**

**Project:** #10-012, Fresenius Medical Care River Forest

**Permit Holder:** Fresenius Medical Care River Forest, LLC, Fresenius Medical Care Ventures, LLC, Fresenius Medical Care Ventures Holding Company, Inc., National Medical Care, Inc. and Fresenius Medical Care Holdings, Inc.

Permit Amount: \$5,443,600

**This report summarizes the final costs of the above-mentioned project. The development is located at 103 Forest Avenue, River Forest. There have been no changes to the scope and size of this project. The Permit amount is \$3,733,143.**

<b><u>Key Milestones Completed:</u></b>	<b><u>Date Complete</u></b>
• Project Obligation with Lease Execution	08/13/2010
• 1 <sup>st</sup> Patient Dialyzed	09/19/2011
• ESRD Federal Certification Survey	08/22/2012
• Project Complete	08/22/2012

## Sources and Uses of Funds

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 is being secured through a leasing arrangement. This leasing arrangement was utilized to obligate the project. None of the project costs have exceeded the approved permit amounts.

### 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	1,567,008	1,531,389
Contingencies	156,759	0
Architectural/Engineering	170,000	99,230
Consulting and other fees	N/A	N/A
Movable & Other Equipment	450,000	387,523
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	3,099,833	3,099,833
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	5,443,600	
<b>Realized Total Project Costs To Date</b>		<b>5,117,975</b>
Cash & Securities	2,285,622	1,959,997
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	3,099,833	3,099,833
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	58,145*	58,145*
<b>Total Spent to Date</b>	<b>5,443,600</b>	<b>5,117,975</b>

\*Total construction cost is estimated at \$1,567,008 however \$58,145 of this cost will be paid to the landlord over the term of the lease. Although this amount is paid per the lease term over time, it relates directly to the construction costs and not rent per GSF.

There are no costs that have been or will be submitted for reimbursement under Titles XVIII and XIX of the Social Security Act.

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Invoice #: 36671

To Owner: Fresenius Medical Care, N.A.  
 1 Westbrook Corporate Center, Suite 7068-1  
 Westchester, IL 60154

Project: 11-4055 FMC - River Forest  
 Application No: 6  
 Period: 10/01/11-11/30/11  
 Project Number: 11-4055  
 Contract Date: 01/25/2011  
 Client Reference:

Distribution to:  
 Owner  
 Architect  
 Contractor

From Contractor: Leopardo Companies, Inc. Via Architect: Christopher Kidd and Assoc.  
 5200 Prairie Stone Parkway N48W 16550 Lisbon Road  
 Hoffman Estates, IL 60192 Menomonee Falls, WI 53051-8630

## 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.

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 due.

1. Original Contract Sum	\$1,389,774.00
2. Net Change By Change Orders	\$141,615.00
3. Contract Sum To Date	\$1,531,389.00
4. Total Completed and Stored To Date	\$1,531,389.00
5. Retainage:	
0.0% of Completed Work	\$0.00
0% of Stored Material	\$0.00
Total Retainage (Lines 5a + 5b)	\$0.00
6. Total Earned Less Retainage	\$1,531,389.00
(Line 4 Less Lines 5 Total)	
7. Less Previous Certificates For Payment	\$1,378,250.10
(Line 6 from prior Certificate)	
8. Current Payment Due	\$153,138.90
9. Balance To Finish, Including Retainage	\$0.00
(Line 3 Less Line 6)	

CONTRACTOR: Leopardo Companies, Inc.

By: *[Signature]* Date: 11/30/11

State of Illinois County of: Cook  
 Subscribed and sworn to before me on 02/11/12  
 Notary Public: *[Signature]*  
 My Commission expires: 01/17/2016



**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 \$153,138.90  
 (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.)

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous month by Owner	90,990.00	-7,200.00
Total Approved this Month	57,825.00	0.00
TOTALS	148,815.00	-7,200.00
Net Changes By Change Order	141,615.00	

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.

Owner: (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_

**Certification Of Cost Report**  
**Fresenius Medical Care River Forest**  
**Project # 10-012**

**Fresenius Medical Care River Forest, LLC.** certifies that pursuant to 7711. Adm. 1130.770, that the final realized costs of Fresenius Medical Care River Forest, Project #10-012, are the total costs required to complete the project, and that there are no additional or associated costs or capital expenditures related to the project which will be submitted for reimbursement under Title XVIII or XIX.

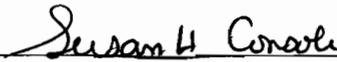
BY:   
ITS: \_\_\_\_\_  
          **Mark Fawcett**  
          **Vice President & Treasurer**

BY:   
ITS: \_\_\_\_\_  
          **Bryan Mello**  
          **Assistant Treasurer**

~~Subscribed and Sworn to~~  
Before me this    day of   , 2012

Subscribed and Sworn to  
Before me this   7   day of Sept, 2012

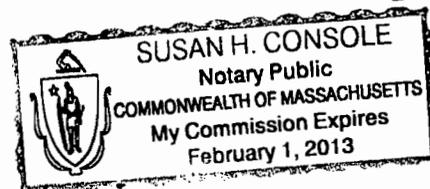
\_\_\_\_\_  
Notary Public



\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

My commission expires: 2/1/2013



**Certification Of Cost Report**  
**Fresenius Medical Care River Forest**  
**Project # 10-012**

Fresenius Medical Care Vetures, LLC. certifies that pursuant to 7711. Adm. 1130.770, that the final realized costs of Fresenius Medical Care River Forest, Project #10-012, are the total costs required to complete the project, and that there are no additional or associated costs or capital expenditures related to the project which will be submitted for reimbursement under Title XVIII or XIX.

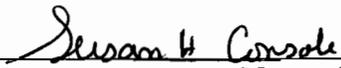
BY:   
ITS: Mark Fawcett  
Vice President & Treasurer

BY:   
ITS: Bryan Mello  
Assistant Treasurer

~~Subscribed and Sworn to~~  
Before me this \_\_\_ day of \_\_\_, 2012

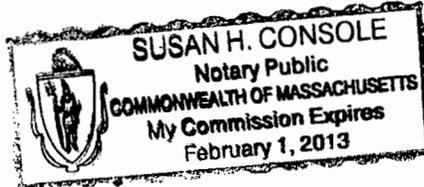
Subscribed and Sworn to  
Before me this 7 day of Sept, 2012

\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

My commission expires: 2/1/2013





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**Fresenius Medical Care River Forest**  
**Project # 10-012**

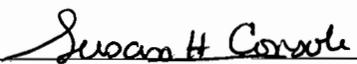
National Medical Care, Inc.. certifies that pursuant to 7711. Adm. 1130.770,  
that the final realized costs of Fresenius Medical Care River Forest,  
Project #10-012, are the total costs required to complete the project, and that there are no  
additional or associated costs or capital expenditures related to the project which will be  
submitted for reimbursement under Title XVIII or XIX.

BY:   
ITS: Mark Fawcett  
Vice President & Treasurer

BY:   
Bryan Meno  
ITS: Assistant Treasurer

Subscribed and Sworn to  
Before me this ~~1~~ day of \_\_\_\_\_, 2012

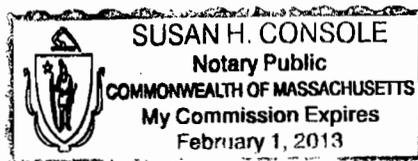
Subscribed and Sworn to  
Before me this 7 day of Sept, 2012

  
Notary Public

Notary Public

My commission expires: \_\_\_\_\_

My commission expires: 2/1/2013



**Certification Of Cost Report**  
**Fresenius Medical Care River Forest**  
**Project # 10-012**

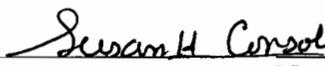
**Fresenius Medical Care Holdings, Inc.** certifies that pursuant to 7711. Adm. 1130.770, that the final realized costs of Fresenius Medical Care River Forest, Project #10-012, are the total costs required to complete the project, and that there are no additional or associated costs or capital expenditures related to the project which will be submitted for reimbursement under Title XVIII or XIX.

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Vice President & Asst. Treasurer

BY:   
ITS: Bryan Mello  
Assistant Treasurer

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Before me this    day of   , 2012

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Notary Public

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