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

November 2, 2016

RECEIVED
NOV 04 2016
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 #13-040, Fresenius Medical Care Lemont
Permit Holder: Fresenius Medical Care Lemont, LLC, and Fresenius Medical Care Holdings, Inc.
Permit Amount: $4,283,096

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 Ranalli

FRESENIUS KIDNEY CARE

November 2, 2016

Annual Progress Report, Section 1130.760

Project #13-040, Fresenius Medical Care Lemont
Permit Holder: Fresenius Medical Care Lemont, LLC, and Fresenius Medical Care Holdings, Inc.
Permit Amount: $4,283,096

This report summarizes the current status of the above-mentioned project located at 16177 W. 127th Street, Lemont.

Status of the Project

This project was originally for the establishment of a 12-station ESRD facility in 9,965 GSF with a permit amount of $4,735,282. On March 10, 2015 an alteration was approved to decrease the project size to 8,732 GSF and a permit cost of $4,283,096. The project was obligated with the execution of the lease on April 29, 2015. The facility treated its first patient on July 6, 2016 and was surveyed on August 5, 2016 and is now just waiting for receipt of the certification letter to be complete.

Application and Certificate for Payment (AIA G702)

Application and Certificate for Payment (G702) is attached.

Anticipated Completion Date

The project 99.9% complete and is expected to be completed prior to March 31, 2017.

FRESENIUS
KIDNEY CARE

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 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
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	1,405,852	1,003,839
Contingencies	139,712	0
Architectural/Engineering	152,000	78,912
Consulting and other fees	N/A	N/A
Movable & Other Equipment	320,000	310,579
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	2,265,532	2,265,532
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	**4,283,096**	
Realized Total Project Costs To Date		**3,658,862**
Cash & Securities	2,017,564	1,393,330
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	2,265,532	2,265,532
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	**$4,283,096**	
Total Spent to Date		**$3,658,862**

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 REPLICA

To Owner:
Fresenius Medical Care
1909 Tyler Street, 8th fl
Hollywood Fl 33020

Project:
Fresenius Medical Care Lemont LLC
16177 West 127th St
Lemont, IL 60439

Application No: 4

Period to: May 31, 2016

Contract for: General Requirements

Project No: 9463-1-DN-W-GU-13

Work Category: Construction

Distribution to :

Owner: ☐
Architect: ☐
Contractor ☐
Field: ☐

M. MERCIK
FMS PM
AUG 18 16
RECS - North
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From Contractor:
Northern Builders, Inc.
5060 River Road
Schiller Park, Illinois 60176

VIA Architect:
Christopher Kidd & Associates
N48W16550 Lisbon Road
Menomonee Falls WI 53051

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		$ 920,000.00
2. Net change by Change Orders		$ 2,991.37
3. CONTRACT SUM TO DATE(Line 1+2)		$ 922,991.37
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 922,991.37
5. RETAINAGE :		
a. 10% of Completed Work (Column D+E on G703)		$ -
b. % 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)		$922,991.37
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS (Line 6 from prior Certificate)		$ 722,782.69
8. CURRENT PAYMENT DUE		$ 200,208.68
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		$ -

CHANGE ORDERS SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$827.75	$0.00
Total approved this Month	$2,163.62	$0.00
TOTALS	$2,991.37	$0.00
NET CHANGES by Change Order	$2,991.37	

The undersigned Contractor certifies that to the best of his 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 shownherein is now due.

BY: Debra H Wagner DATE: 6/24/2016
Debra H Wagner
Director of Accounting

Subscribed and sworn to me before me this 2nd day of August 2016
State of: Ill
County of: Cook
Notary Public: Amy E Rodgers
My commission expires: 1/12/2019

OFFICIAL SEAL
AMY E. RODGERS
Notary Public, State of Illinois
My Commission Expires 01/12/2019

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data above comprising the above application, the Architect certifies to the Owner that to the best of 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 $ 200,208.68

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

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.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER):	Fresenius Medical Care	PROJECT:	Lemont,IL FMC 9463 1	APPLICATION NO:	3	Distribution to:
				PERIOD TO:	3/28/2016	OWNER: ☐
FROM (CONTR.)	Cohen Architectural Woodworking	VIA (ARCHITECT):		CONTRACTOR'S		ARCHITECT ☐
				PROJECT NO:		CONTRACTOR ☐
CONTRACT FOR:	Millwork & Installation			CONTRACT DATE:		☐

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
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: _____ Date: 3/30/16

A M GILLENWATER
Notary Public – Notary Seal
STATE OF MISSOURI
Crawford County
Commission Number 13494056
My commission expires June 17, 2017

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

1. ORIGINAL CONTRACT SUM	$ 80,848.00
2. Net change by Change Orders	$ -
3. CONTRACT SUM TO DATE (Line 1 + 2)	$ 80,848.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$ 80,848.00
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)	$ 80,848.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$ 72,763.20
8. CURRENT PAYMENT DUE	$ 8,084.80
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ -

State of: Missouri County of: Crawford
Subscribed and sworn to before me this 30 day of March 2016
Notary Public: A M Gillenwater
My Commission expires: June 17, 2017

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.

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.