



January 25, 2017

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

**Re: Second Annual Progress Report. Section 1130.760
Project #14-047, Fresenius Medical Care Humboldt Park**

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

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
Senior CON Specialist

RECEIVED

JAN 26 2017

HEALTH FACILITIES &
SERVICES REVIEW BOARD

cc: Clare Ranalli



Annual Progress Report, Section 1130.760

Project #14-047, Fresenius Medical Care Humboldt Park

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

This report summarizes the current status of the above-mentioned project which is for a 34-station ESRD facility contingent with the discontinuation of 20 stations at the Fresenius West Metro facility located on the campus of Norwegian-American Hospital in Chicago. The address for the site listed in the application was 3500 W. Grand Avenue; however the City of Chicago has assigned a new street number to the structure which will now be **3520 W. Grand Avenue**, as reported in the 1st annual cost report. The site has not changed.

Status of the Project

This project is for the establishment of a 34-station ESRD and was approved for an alteration June 30, 2015 reducing the size of the clinic down to 15,641 GSF with a new permit amount of \$8,686,230. The project was obligated with the execution of the lease. Construction is complete and the facility is expected to begin treating patients by February 20, 2017.

Application and Certificate for Payment (AIA G702)

G-702 is attached.

Anticipated Completion Date

The project is currently approximately 95% complete and is expected to be completed prior to December 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 secured through a leasing arrangement. This leasing arrangement was 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	2,518,201	1,308,514
Contingencies	250,256	0
Architectural/Engineering	271,000	100,091
Consulting and other fees	N/A	N/A
Movable & Other Equipment	646,000	330,713
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	5,000,773	5,000,773
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	\$8,686,230	
Realized Total Project Costs To Date		\$6,740,091
Cash & Securities	3,685,457	1,739,318
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	5,000,773	5,000,773
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	\$8,686,230	
Total Spent to Date		\$6,740,091

APPLICATION AND CERTIFICATION FOR PAYMENT
AIA DOCUMENT G702/CMA

CONSTRUCTION MANAGER-ADVISER EDITION

PAGE ONE OF 3

TO CONTRACTOR:
D'Inaso & Sons Construction Co., Inc.
9910 W. 191st St., Suite A
Mokena, IL 60448

PROJECT:
Humboldt Park (Previously 9586-1)
3520 W. Grand Avenue
Chicago, IL 60607

FROM SUBCONTRACTOR:
D'Inaso & Sons Construction Co., Inc.
9910 W. 191st St., Suite A
Mokena, IL 60448

OWNER:
Presentius Medical Care of Illinois, Inc.
C/O Presentius Medical Care NA
1909 Tyler Street, 8th Floor
Hollywood, FL 33020

CONTRACT FOR:
General Construction

APPLICATION NO: 2 Distribution to:
PERIOD TO: 11/30/16 OWNER
 ARCHITECT
PROJECT NOS: 100067-1-DN-W-GU-15 CONTRACTOR
CONTRACT DATE: December 7, 2015

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 \$ 1,604,800.00
2. Net change by Change Orders 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,604,800.00
4. TOTAL COMPLETED & STORED TO \$ 1,132,978.00
DATE: (Column G on G703)

5. RETAINAGE: \$ 113,297.80
a. 10 % of Completed Work (Column D + E on G703)
b. 10 % of Stored Material 0.00
(Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 113,297.80
6. TOTAL EARNED LESS RETAINAGE \$ 1,019,680.20
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 302,694.61
8. CURRENT PAYMENT DUE \$ 716,985.59
9. BALANCE TO FINISH, INCLUDING RETAINAGE: \$ 385,119.80
(Line 3 less Line 6)

CHANGE ORDER SUMMARY		
CHANGES APPROVED	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	\$0.00

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: D'Inaso & Sons Construction Co., Inc.
By: Charles D. Date: December 12, 2016
State of: Illinois County of: Cook
Subscribed and sworn to before me this 12 day of December 2016
Notary Public: Anthony Fillicetti
My Commission expires: 11/9/22

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 \$ 716,985.59
(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 conform with the amount certified.)
CONSTRUCTION MANAGER:



By: _____ Date: _____
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

TO (OWNER): Fresenius Medical Care PROJECT: Chicago IL Humboldt Park FMC 9586 1

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

CONTRACT FOR: Millwork & Installation

AIA DOCUMENT G702

RECS - NOT RECORDED Page 1 of 1
 APPLICATION NO: 1
 PERIOD TO: 1/16/2016
 CONTRACTORS: ARCHITECT
 PROJECT NO: CONTRACTOR
 CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL			
Approved this month	Date Approved		
Number			
TOTALS		0	0
Net change by Change Orders		0	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: 1-15-16



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.

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

1. ORIGINAL CONTRACT SUM \$ 175,536.00
2. Net change by Change Orders \$ -
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 175,536.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 50,000.00
5. RETAINAGE:
 - a. 10 % of Completed Work \$ 5,000.00
(Columns D + E on G703)
 - b. 100 % of Stored Material \$ 5,000.00
(Column F on G703)
- Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 5,000.00
6. TOTAL EARNED LESS RETAINAGE \$ 45,000.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ -
8. CURRENT PAYMENT DUE \$ 45,000.00
(Line 6 from prior Certificate)
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 130,536.00
(Line 3 less Line 6)

State of Missouri County of Crawford
 Subscribed and sworn to before me this 15 day of Jan 2016
 Notary Public: AM Gillenwatter
 My Commission expires: June 17, 2017

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT:

By: _____ Date: _____

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