



**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

October 31, 2017

RECEIVED

NOV 02 2017

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 #15-028, Fresenius Medical Care Schaumburg
Permit Holder: Fresenius Medical Care Schaumburg, LLC, and Fresenius Medical
Care Holdings, Inc.
Permit Amount: \$4,883,415

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

cc: Clare Connor



FRESENIUS KIDNEY CARE

October 31, 2017

Annual Progress Report, Section 1130.760

Project #15-028, Fresenius Medical Care Schaumburg

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

Permit Amount: \$4,883,415

This report summarizes the current status of the above-mentioned project located at 815 W. Wise Road, Schaumburg.

Status of the Project

This project is for the establishment of a 12-station ESRD facility in 8,966 GSF with a permit amount of \$4,883,415. The project was obligated with the execution of the lease on August 9, 2016. A permit renewal was granted in February 2017 with a completion date of May 31, 2018. Modernization is now complete and the facility is expected to begin operations December 11, 2017. IDPH inspection and receipt of CMS certification letter will follow.

Application and Certificate for Payment (AIA G702)

G-702 is attached.

Anticipated Completion Date

The project is 90% complete and is expected to be completed prior to May 31, 2018.



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 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	1,497,322	329,025
Contingencies	143,456	71,637
Architectural/Engineering	150,000	67,305
Consulting and other fees	N/A	N/A
Movable & Other Equipment	360,000	0
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	2,732,637	2,732,637
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	4,883,415	
Realized Total Project Costs To Date		\$3,200,604
Cash & Securities	2,150,778	467,967
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	2,732,637	2,732,637
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	\$4,883,415	
Total Spent to Date		\$3,200,604

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

TO OWNER: Fresenius Medical Care Schaumburg LLC
 c/o Fresenius Medical Care NA
 1909 Tyler Street, 8th Floor
 Hollywood, FL 33020

PROJECT: Fresenius Medical Care Tenant
 815 West Wise Road
 Schaumburg, IL 60193

APPLICATION NO: 17-077-1
 INVOICE DATE: 8/31/17
 PERIOD FROM: 7/31/17
 TO: 8/31/17

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

ARCHITECT Christopher Kidd & Associates, LLC
 N48W16550 Lisbon Road
 Menomonee Falls, WI 53501

FROM CONTRACTOR:
 Midwest Construction Partners, Inc.
 1300 E. Woodfield Rd., Suite 150
 Schaumburg, IL 60173

CONTRACT FC General Construction

CONTRACT DATE: 7/21/2017

CONTRACTOR'S APPLICATION FOR PAYMENT

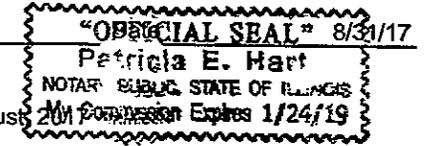
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 999,711.00 ✓
- 2. Net change by Change Orders \$ -
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 999,711.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 253,558.00
- 5. RETAINAGE:
 - a. 10 % of Completed Work \$ 25,355.80
(Column D + E on G703)
 - b. % of Stored Material \$ -
(Column F on G703)
 - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 25,355.80
- 6. TOTAL EARNED LESS RETAINAGE \$ 228,202.20
(Line 4 Less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ -
- 8. CURRENT PAYMENT DUE \$ 228,202.20
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 771,508.80
(Line 3 less Line 6)

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 Midwest Construction Partners, Inc.

By: James O'Brien
 James O'Brien, President
 State of: ILLINOIS County of: COOK
 Subscribed and sworn to before me this 31st day of August 2017
 Notary Public: Patricia E. Hart
 Patricia E. Hart, Notary
 My Commission Expires:



ARCHITECT'S 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 \$ _____

(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.)
 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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved	\$ -	
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER): Fresenius Medical Care PROJECT: Schaumburg IL FMC 7529
 FROM (CONTR.) Cohen Architectural VIA (ARCHITECT): Woodworking
 CONTRACT FOR: Millwork & Installation

APPLICATION NO: 2 Distribution to:
 PERIOD TO: 9/7/2017 OWNER:
 CONTRACTOR'S 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			
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: 9/11/2017
 DAVID BEADLES
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Phelps County
 My Commission Expires: March 29, 2021
 Commission #17298584

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

- 1. ORIGINAL CONTRACT SUM \$ 87,598.00 ✓
- 2. Net change by Change Orders \$ -
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 87,598.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 87,598.00
- 5. RETAINAGE:
 - a. 10% % of Completed Work \$ 8,759.80
(Columns D + E on G703)
 - b. 100 % of Stored Material
- Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 8,759.80
- 6. TOTAL EARNED LESS RETAINAGE \$ 78,838.20
(Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 21,963.60 ✓
- 8. CURRENT PAYMENT DUE \$ 56,874.60 ✓
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 8,759.80 ✓

State of: Missouri County of: Phelps
 Subscribed and sworn to before me this 11th day of September 2017
 Notary Public: D. B.
 My Commission expires: 3/29/2021

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.

F. PRINCE
 RECS - North Central