



**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

September 12, 2018

**RECEIVED**

SEP 12 2018

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

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 #15-036, Fresenius Medical Care Zion**  
**Permit Holder:** Fresenius Medical Care Zion, LLC, and Fresenius Medical Care Holdings,  
Inc.  
**Permit Amount:** \$4,132,650

Dear Ms. Avery:

Enclosed please find the final realized cost report submission for Fresenius Kidney Care Zion, #15-036, 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 630-960-6807.

Sincerely,

Lori Wright  
Senior CON Specialist

cc: Clare Connor



# FRESENIUS KIDNEY CARE

August 30, 2018

**Final Cost Report, Section 1130.770**

**Project #15-036, Fresenius Medical Care Zion**

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

**Permit Amount:** \$4,132,650

This project is for the establishment of a 12-station ESRD facility located at 1920 N. Sheridan Road, Zion with a permit amount of \$4,132,650. The project was obligated with the execution of the lease on July 15, 2016. The permit was renewed April 25, 2017 with a completion date of December 31, 2018. The facility began operations on June 25, 2018 and the project was complete upon receipt of the CMS certification letter on August 24, 2018 with an effective date of August 6, 2018.

**Application and Certificate for Payment (AIA G702)**

G-702 attached.

**Project Costs and Sources of Funds**

<b>Project Costs</b>	<b>Allowance/CON</b>	<b>Realized</b>
Modernization	1,312,620	857,940
Contingencies	125,760	0
Architectural/Engineering	140,000	49,119
Moveable & Other Equipment	360,000	344,157
FMV of Leased Space/Equipment	2,194,270	2,194,270
<b>Total Project Costs</b>	<b>\$4,132,650</b>	<b>\$3,445,486</b>
<b>Funding</b>	<b>Allowance/CON</b>	<b>Realized</b>
Cash & Securities	1,938,380	1,251,216
FMV Lease/Equipment	2,194,270	2,194,270
<b>Total funds</b>	<b>\$4,132,650</b>	<b>\$3,440,702</b>

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

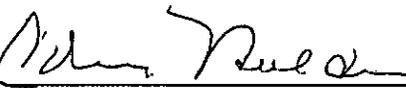


# FRESENIUS KIDNEY CARE

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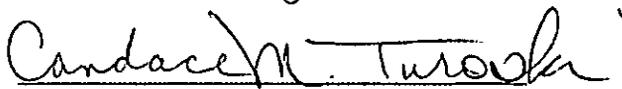
Certification Of Cost Report  
Fresenius Kidney Care Zion  
Project #15-036

Fresenius Medical Care Zion, LLC certifies that pursuant to 7711. Adm. 1130.770, that the final realized costs of Fresenius Medical Care Elgin, Project #18-004, 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: 

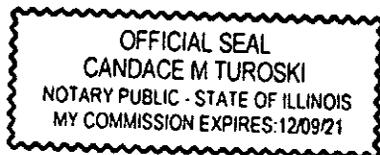
ITS: Regional Vice President/Manager

Subscribed and Sworn to before me  
this 30th day of August, 2018

  
Notary Public

My commission expires: 12-09-2018

Seal





# FRESENIUS KIDNEY CARE

Certification Of Cost Report  
Fresenius Kidney Care Zion  
Project #15-036

Fresenius Medical Care Holdings, Inc. certifies that pursuant to 7711. Adm. 1130.770, that the final realized costs of Fresenius Kidney Care Zion, Project #15-036, 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: Dorothy S Rizzo  
ITS: Dorothy Rizzo  
Assistant Treasurer

BY: Bryan Mello  
ITS: Bryan Mello  
Assistant Treasurer

Subscribed and Sworn to before me  
this 11<sup>th</sup> day of September 2018

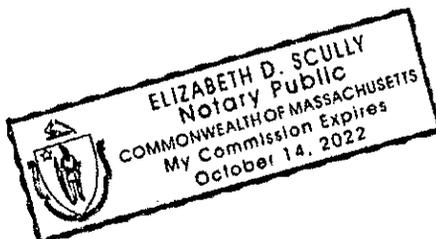
Subscribed and Sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Elizabeth D. Scully  
Notary Public

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

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

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



**APPLICATION AND CERTIFICATE FOR PAYMENT**

**AIA DOCUMENT G702**

Page 1 of

TO (OWNER): Fresenius Medical Care PROJECT: Zion IL Zion TI FMC100374

APPLICATION NO: 3  
 PERIOD TO: Feb 2018  
 CONTRACTOR'S PROJECT NO:  
 CONTRACT DATE:

Distribution to:  
 OWNER:   
 ARCHITECT:   
 CONTRACTOR:

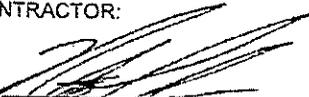
FROM (CONTR.) Cohen Architectural  
 Woodworking VIA (ARCHITECT):  
 CONTRACT FOR: Millwork & Installation

**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: 2-8-18  
 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 \$ 73,216.00 ✓
- 2. Net change by Change Orders \$ -
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 73,216.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 73,216.00
- 5. RETAINAGE:
  - a. 0% % 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 \$ 73,216.00 (Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 65,894.40 ✓
- 8. CURRENT PAYMENT DUE \$ 7,321.60
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ -

State of: Missouri County of: Phelps  
 Subscribed and sworn to before me this 8<sup>th</sup> day of FEB 2018  
 Notary Public: D.B.  
 My Commission expires: 3-29-21

**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.

PRINCE  
 RECS - North

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF

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

PROJECT: Fresenius Medical Care  
 1901 Lewis Ave  
 Zion, IL 60099  
 #100374-1-DN-W-GU-16

APPLICATION NO: 17-092-3  
 INVOICE DATE: 6/7/18  
 PERIOD FROM: 3/7/18  
 TO: 6/7/18

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: 6/27/2017

**CONTRACTOR'S APPLICATION FOR PAYMENT**

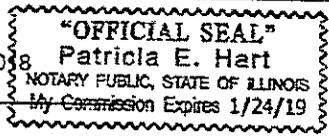
Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 750,000.00
- 2. Net change by Change Orders \$ 34,723.98
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 784,723.98
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 784,723.98
- 5. RETAINAGE:
  - a. 0 % of Completed Work \$ -
  - b. % of Stored Material \$ -
  - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ -
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 784,723.98
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 635,957.10
- 8. CURRENT PAYMENT DUE \$ 148,766.88
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (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 Date: 6/7/18  
 James O'Brien, President  
 State of: ILLINOIS County of: COOK  
 Subscribed and sworn to before me this 7<sup>th</sup> day of June, 2018  
 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.

TERESA BARNES  
 DIV ADMIN

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved	\$ 34,723.98	
TOTALS	\$ 34,723.98	\$ -
NET CHANGES by Change Order	\$ 34,723.98	

RECS-North Central  
 RECEIVED