



## Fresenius Medical Care

**RECEIVED**

November 28, 2012

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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: Second Annual Progress Report. Section 1130.760**  
**Project # 10-063, Fresenius Medical Care Lakeview**  
**Permit Holder:** Fresenius Medical Care of Illinois, LLC, Fresenius Medical  
Care Holdings, Inc.  
**Permit Amount:** \$1,348,466

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 708-498-9121.

Sincerely,

Lori Wright  
Senior CON Specialist

cc: Clare Ranalli



# Fresenius Medical Care

November 28, 2012

## **Annual Progress Report, Section 1130.760**

**Project #** 10-063, Fresenius Medical Care Lakeview

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

**Permit Amount:** \$1,348,466

**This report summarizes the current status of the above-mentioned project. The facility is located at 4008 N. Broadway, Chicago. This project was approved for an alteration on 9/20/2012 to reduce the expansion from 8 stations down to 4. The revised permit amount is \$1,280,746.**

<b><u>Key Milestones Completed:</u></b>	<b><u>Date Completed</u></b>
• Project Obligation with Lease Execution	05/31/2011
• Preliminary Plan approved, notice sent to the Architect to proceed.	09/19/2011
• Construction Drawings Completed	10/19/2011
• Scope of Project sent out for bids	10/21/2011
• Building permit granted	10/27/2011
• Construction Commencement	02/08/2012
• Permit Renewal Request	04/12/2012
• Permit Alteration Granted	09/20/2012

<b><u>Key Actions that need to be completed:</u></b>	<b><u>Target Date</u></b>
• Construction Contract Awarded	01/15/2013
• Misc. Purchase orders placed	01/15/2013
• Vendor Installs	03/15/2013
• Certificate of occupancy granted	04/01/2013
• 1 <sup>st</sup> Patient Dialyzed	05/01/2013
• ESRD Federal Certification Survey	10/01/2013
• Receipt of Certification Letter	12/31/2013
• Project Complete	12/31/2013

**The project is currently approximately 25% complete and is expected to be completed by December 31, 2013.**

## Sources and Uses of Funds Per Alteration dated August 29, 2012

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	642,000	0
Contingencies	60,000	0
Architectural/Engineering	50,000	48,345
Consulting and other fees	N/A	N/A
Movable & Other Equipment	150,000	0
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	378,746	378,746
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	1,280,746	
<b>Realized Total Project Costs To Date</b>		<b>427,091</b>
Cash & Securities	840,250	48,345
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	378,746	378,746
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	61,750*	0
Total funds	1,280,746	
<b>Total Spent to Date</b>		<b>427,091</b>

\*Total construction cost is \$702,000; however \$61,750 of this cost will be funded through tenant improvement allowances from the landlord that will be spread out over the term of the lease.