



**FRESENIUS
MEDICAL CARE**

RECEIVED

MAY 20 2015

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

May 20, 2015

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

Re: Final Cost Report. Section 1130.770
Project #13-008, Chicago Dialysis Center
Permit Holder: WSKC Dialysis Services, Inc., and Fresenius Medical Care
Holdings, Inc.
Permit Amount: \$5,760,853

Dear Ms. Avery:

Enclosed please find the final realized cost report submission for Fresenius Medical Care Chicago, #13-008, 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 Ranalli



April 7, 2015

Final Cost Report, Section 1130.770 Fresenius Medical Care Chicago

Project #13-008, Chicago Dialysis Center

Permit Holder: WSKC Dialysis Services, Inc., and Fresenius Medical Care Holdings, Inc.

Permit Amount: \$5,760,853

This report summarizes the development and final costs of the above-mentioned project which is for the relocation of the 21-station Chicago Dialysis Center from 820 Jackson Boulevard, Chicago to 1806 W. Hubbard Street, also in Chicago. There have been no changes to the scope and size of this project. The Permit amount is \$5,760,853. Final realized costs were \$4,915,137.

The project was obligated through the execution of the lease for the premises on August 30, 2013. The facility relocated into the new premises November 26, 2014 and was complete on May 18, 2015 with receipt of the CMS Certification letter. The facility's effective CMS Certification date is February 3, 2015 and its new name is Fresenius Medical Care Chicago.

Project Costs and Sources of Funds

Project Costs	Allowance/CON	Realized
Modernization	1,606,860	1,061,617
Contingencies	152,550	0
Architectural/Engineering	163,625	84,743
Movable & Other Equipment	398,600	329,559
FMV of Leased Space/Equipment	3,439,218	3,439,218
Total Project Costs	\$5,760,853	\$4,915,137
Funding	Allowance/CON	Realized
Cash & Securities	2,321,635	337,455
Lease FMV	3,439,218	3,439,218
Other Funds and Sources	0	1,138,464*
Total funds	\$5,760,853	\$4,915,137

*Actual construction costs were \$1,146,360 however, the landlord contributed \$1,138,464 in tenant improvement allowance to be paid back over the term of the lease, but relates directly to the construction costs.

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

Application and Certificate for Payment (AIA G702)

Final G-702 is attached.

APPLICATION AND CERTIFICATION FOR PAYMENT
AIA DOCUMENT G702/CMa

CONSTRUCTION MANAGER-ADVISER EDITION

PAGE ONE OF 3

TO CONTRACTOR:
DiNaso & Sons Construction Co., Inc.
9910 W. 190th St., Suite A
Country Club Hills, IL 60478

PROJECT:
Project: 2969-2-RL-NC-GU-13
Chicago Dialysis Center
1806-1810 West Hubbard Street
Chicago, IL 60622

APPLICATION NO: 1 - FINAL
PERIOD TO: October 31, 2014

Distribution to:
 OWNER
 ARCHITECT

FROM SUBCONTRACTOR:
DiNaso & Sons Construction Co., Inc.
9910 West 190th
Country Club Hills, IL 60478

OWNER:
WSKC Dialysis Services, Inc.
c/o Fresenius Medical Care NA
1909 Tyler Street, 8th Floor
Hollywood, FL 33020

PROJECT NOS: 2969-2-RL-NC-GU-13

CONTRACTOR

CONTRACT DATE: March 21, 2014

CONTRACT FOR:
General Construction

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.

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.

1. ORIGINAL CONTRACT SUM	\$	959,000.00
2. Net change by Change Orders	\$	(951,103.68)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	7,896.32
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	7,896.32
5. RETAINAGE:		
a. 0 % of Completed Work (Column D ± F on G703)	\$	0.00
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	7,896.32
7. LESS PRIVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	7,896.32
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

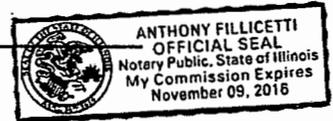
CONTRACTOR: DiNaso & Sons Construction Co., Inc.

By: Charles L. De... Date: May 5, 2015

State of: Illinois County of: Cook
Subscribed and sworn to before me this 5th day of May, 2015
Notary Public: Anthony Fillicetti
My Commission expires: 11/9/2016

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 \$ 7,896.32
(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.)
CONSTRUCTION MANAGER:



By: _____ Date: _____
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 in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$7,896.32	(\$959,000.00)
TOTALS	\$7,896.32	(\$959,000.00)
NET CHANGES by Change Order		(\$951,103.68)

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Fresenius Medical Care PROJECT: Chicago Dialysis FMC 2969-1
 FROM (CONTR.) Cohen Architectural VIA (ARCHITECT): Woodworking
 CONTRACT FOR: Millwork & Installation

AIA DOCUMENT G702

APPLICATION NO: 3
 PERIOD TO: 9/19/2014
 CONTRACTOR'S PROJECT NO:
 CONTRACT DATE:

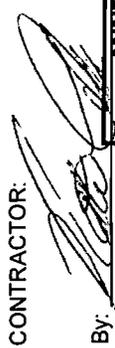
Distribution to:
 OWNER: ARCHITECT
 CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
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: Sept 17, 2014

ANNETTE L. SACHS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Phelps County
 My Commission Expires: March 20, 2018
 Commission # 14595617

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

1. ORIGINAL CONTRACT SUM \$ 102,617.00
 2. Net change by Change Orders \$ -
 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 102,617.00
 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 102,617.00
 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 \$ 102,617.00
 - (Line 4 less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)
 8. CURRENT PAYMENT DUE \$ 92,355.30
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 10,261.70

State of Missouri, County of Phelps
 Subscribed and sworn to before me this 17 day of Sept 2014
 Notary Public: Annette L. Sachs
 My Commission expires: March 20, 2018

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: _____

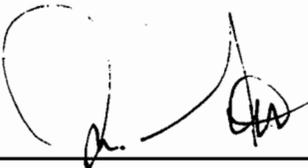
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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

[Handwritten mark]

Certification Of Cost Report
Fresenius Medical Care Chicago
Project #13-008

WSKC Dialysis Services, Inc. certifies that pursuant to 7711. Adm. 1130.770, that the final realized costs of Fresenius Medical Care Chicago, Project #13-008, 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: 

Mark Fawcett
Senior Vice President & Treasurer

ITS: _____

BY: 

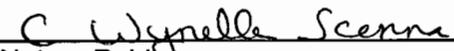
Bryan Mello
Assistant Treasurer

ITS: _____

Subscribed and Sworn to
Before me this 7 day of April, 2015

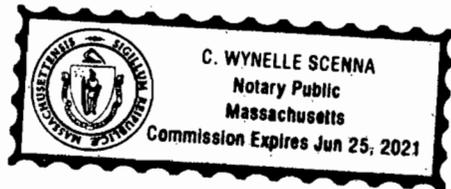
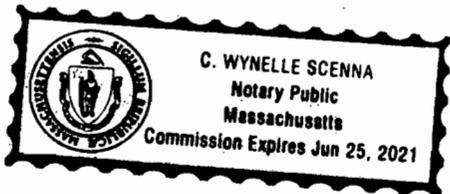

Notary Public

Subscribed and Sworn to
Before me this 7 day of April, 2015


Notary Public

My commission expires: 06/25/2021

My commission expires: 06/25/2021



Certification Of Cost Report
Fresenius Medical Care Chicago
Project #13-008

Fresenius Medical Care Holdings, Inc. certifies that pursuant to 7711. Adm. 1130.770, that the final realized costs of Fresenius Medical Care Chicago, Project #13-008, 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: Mark Fawcett
Senior Vice President & Treasurer

BY: 
ITS: Bryan Mello
Assistant Treasurer

Subscribed and Sworn to
Before me this 7 day of April, 2015

Subscribed and Sworn to
Before me this 7 day of April, 2015

C Wynelle Scenna
Notary Public

C Wynelle Scenna
Notary Public

My commission expires: 06/25/2021

My commission expires: 06/25/2021

