NxSTAGE® Kidney Care

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HEALTH FACILITIES &
SERVICES REVIEW BOARD

December 9, 2014

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

Final Cost Report
Project: #13-054 NxStage Kidney Care – Oak Brook
Permit Holder: NxStage Oak Brook, LLC

Dear Ms. Avery,

Please find enclosed the Final Cost Report for NxStage Kidney Care – Oak Brook pursuant to 77 Ill. Adm. Code 1130.770.

Key dates

- First patient treatment 4/8/14
- Medicare Certification 8/8/14

If you have any questions, please contact me at (978) 530 – 4006.

Sincerely,

Robert Brown
President
NxStage Oak Brook, LLC

NxStage Kidney Care ■ 350 Merrimack Street ■ Lawrence, MA 01843 USA
tel: (978) 687-4700 ■ fax: (978) 687-4800 ■ www.nxstage.com

NxSTAGE® Kidney Care

Final Cost Report: Project costs and sources of funds
Project: #13-054 NxStage Kidney Care – Oak Brook
Permit Holder: NxStage Oak Brook, LLC

Object Description	Base Value	Use of funds	Source of funds
Dialysis Chairs	7,375	Equipment	Cash
Architectual Fees	74,761.93	Architectual Fees	Cash
Chart racks	1,736.83	Leasehold Improvements	Cash
Construction	1,159,471	Leasehold Improvements	Cash
Artwork	10,800	Leasehold Improvements	Cash
Signage	15,017.17	Leasehold Improvements	Cash
TV System	6,471.31	Leasehold Improvements	Cash
Furniture	25,515.21	Leasehold Improvements	Cash
Cassidy	14,252.63	Preplanning Costs	Cash
Shelving	2,253.63	Leasehold Improvements	Cash
Legal Fees	4,319	Architectual Fees	Cash
Clinic Computer Equipment	27,161.32	Equipment	Cash
Clinic Medical Equipment	5,090.60	Equipment	Cash
Construction Phase II	359,772	Leasehold Improvements	Cash
Architectual Fees	9,480.92	Architectual Fees	Cash
Dialysis Chairs Phase II	11,944	Equipment	Cash
Clinic Medical Equipment	1,924.74	Equipment	Cash
Clinic Computer Equipment	8,721.99	Equipment	Cash
Construction Business Management	56,639.37	Consulting Fees	Cash
	1,802,709		

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

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NxSTAGE® Kidney Care

Final Cost Report: Certification of final realized costs
Project: #13-054 NxStage Kidney Care – Oak Brook
Permit Holder: NxStage Oak Brook, LLC

NxStage Oak Brook, LLC certifies that pursuant to 77 Ill. Adm. Code 1130.770 that the final realized costs are the total costs required to complete the project and that there are no additional costs or capital expenditures related to the project that will be submitted for reimbursement under Title XVIII or XIX.

BY: _____

ITS: PRESIDENT

Subscribed and sworn to before me this 9th day of December, 2014

Notary Public: _____
My Commission Expires 1/16/2015

NxStage Kidney Care ■ 350 Merrimack Street ■ Lawrence, MA 01843 USA
tel: (978) 687-4700 ■ fax: (978) 687-4800 ■ www.nxstage.com

NxSTAGE® Kidney Care

Final Cost Report: Certification of compliance
Project: #13-054 NxStage Kidney Care – Oak Brook
Permit Holder: NxStage Oak Brook, LLC

NxStage Oak Brook, LLC certifies compliance with 77 Ill. Adm. Code 1130.770.

BY: _____

ITS: PRESIDENT

Subscribed and sworn to before me this 9th day of December, 2014

Notary Public: _____
My Commission Expires 1/16/2015

NxStage Kidney Care ■ 350 Merrimack Street ■ Lawrence, MA 01843 USA
tel: (978) 687-4700 ■ fax: (978) 687-4800 ■ www.nxstage.com

PAYMENT APPLICATION
NxStage Oak Brook, LLC

STATE OF ILLINOIS }
County of Cook }ss.

PAYOUT # 7

THE Affiant, Robin M. Dubs says that he is President of The Dubs Company, Inc., 1699 East Chicago Street Elgin, Il 60120, (847) 608-0003 that he has a contract with NxStage Oak Brook, LLC, owner, for General Contractor Services on the following described premises in said Location, to-wit: 1600 West 16th Street, Oak Brook, IL. 60523.

That, for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

Kind of Work		Name	Amount of Contract	Work Completed %	Work Completed $	Retention $	Net Previously Paid	Net Amount Due Now	Balance Due Incl. Retention
Demo		Drew Construction	$16,000	100%	$16,000	$0	$16,000	$0	$0
Sewer		River Valley	$16,960	100%	$16,960	$0	$16,960	$0	$0
Concrete		Daker Concrete	$26,208	100%	$26,208	$0	$26,208	$0	$0
Masonry		Bush Masonry	$6,000	100%	$6,000	$0	$6,000	$0	$0
Scale		Source Products	$8,000	100%	$8,000	$0	$8,000	$0	$0
Glass		DeKalb Glazing	$11,970	100%	$11,970	$0	$11,970	$0	$0
Auto Doors		Assa Abloy	$6,295	100%	$6,295	$0	$6,295	$0	$0
Paint		Inverway	$11,880	100%	$11,880	$0	$11,880	$0	$0
Carpentry		Drew Construction	$178,806	100%	$178,806	$0	$178,806	$0	$0
Doors & Hardware		Section 8 Hardware	$24,400	100%	$24,400	$0	$24,400	$0	$0
Raydoor		Raydoor	$11,000	100%	$11,000	$0	$11,000	$0	$0
Nanawall		Nanawall	$10,373	100%	$10,373	$0	$10,373	$0	$0
Nanawall Install		LN Installations	$1,560	100%	$1,560	$0	$1,560	$0	$0
Casework		Midwest Architectural Millw	$103,390	100%	$103,390	$0	$103,390	$0	$0
Ceramic		Commercial Specialists	$31,437	100%	$31,437	$0	$31,437	$0	$0
Flooring	allow	Diversified Floors	$28,223	100%	$28,223	$0	$28,223	$0	$0
Floor Prep.	allow	Diversified Floors	$11,844	100%	$11,844	$0	$11,844	$0	$0
Moisture Barrier	allow		$8,688	100%	$8,688	$0	$8,688	$0	$0
Dex-O-Tex		Masse's	$6,750	100%	$6,750	$0	$6,750	$0	$0
Electric		The Right Approach	$202,620	100%	$202,620	$0	$197,620	$5,000	$0
HVAC		Classic	$87,325	100%	$87,325	$0	$87,325	$0	$0
Plumbing		Alltech Plumbing	$102,735	100%	$102,735	$0	$102,735	$0	$0
Sprinkler		S.J. Carlson	$13,598	100%	$13,598	$0	$13,598	$0	$0

Steel Railings		NuMill	$5,500	100%	$5,500	$0	$5,500	$0	$0
Fence		Southwest Fence	$4,390	100%	$4,390	$0	$4,390	$0	$0
Accessories		CSI	$3,857	100%	$3,857	$0	$3,857	$0	$0
Blinds		Building Outfitters	$2,660	100%	$2,660	$0	$2,660	$0	$0
Roof patching	allow	Centimarc	$6,000	100%	$6,000	$0	$6,000	$0	$0
Telephone/Data/TV Wiring	allow	Metrotel	$12,880	100%	$12,880	$0	$12,880	$0	$0
NC, Intercom	allow	Metrotel	$16,764	100%	$16,764	$0	$16,764	$0	$0
Security	allow		$5,000	100%	$5,000	$0	$5,000	$0	$0
Structural Steel	allow	NuMill (CO #6)	$3,000	100%	$3,000	$0	$3,000	$0	$0
TV's	allow	Bell Hospital Syatems	$9,717	100%	$9,717	$0	$9,717	$0	$0
Signage	allow		$3,000	100%	$3,000	$0	$3,000	$0	$0
Permit	allow		$11,844	100%	$11,844	$0	$11,844	$0	$0
Dumpsters & clean up		The Dubs Company	$14,500	100%	$14,500	$0	$14,500	$0	$0
General Conditions		The Dubs Company	$22,151	100%	$22,151	$0	$22,151	$0	$0
Overhead & Profit		The Dubs Company	$50,000	100%	$50,000	$0	$50,000	$0	$0
Total all Improvements			$1,097,325	100%	$1,097,325	$0	$1,092,325	$5,000	$0
		Change order #1	$5,495	100%	$5,495	$0	$5,495	$0	$0
		Change order #2	$1,463	100%	$1,463	$0	$1,463	$0	$0
		Change order #3	$1,381	100%	$1,381	$0	$1,381	$0	$0
		Change order #4	$374	100%	$374	$0	$374	$0	$0
		Change order #5	($450)	100%	($450)	$0	($450)	$0	$0
		Change order #6	$4,807	100%	$4,807	$0	$4,807	$0	$0
		Change order #7	($4,557)	100%	($4,557)	$0	($4,557)	$0	$0
		Change order #8	$10,121	100%	$10,121	$0	$10,121	$0	$0
		Change order #9	$3,190	100%	$3,190	$0	$3,190	$0	$0
		Change order #10	$3,494	100%	$3,494	$0	$3,494	$0	$0
		Change order #11	$6,550	100%	$6,550	$0	$6,550	$0	$0
		Change order #12	$6,703	100%	$6,703	$0	$5,707	$996	$0
		Change order #13	$25,105	100%	$25,105	$0	$25,105	$0	$0
		Change order #14	$6,470	100%	$6,470	$0	$6,470	$0	$0
		Change order #15	$287	100%	$287	$0	$287	$0	$0
		Change order #16	$3,695	100%	$3,695	$0	$3,695	$0	$0
		Change order #17	$874	100%	$874	$0	$874	$0	$0
		Change order #18	$1,677	100%	$1,677	$0	$1,677	$0	$0
		Change order #19	$3,909	100%	$3,909	$0	$3,909	$0	$0
		Change order #20	($12,446)	100%	($12,446)	$0	($12,446)	$0	$0
		Change order #21	$660	100%	$660	$0	$0	$660	$0
Total all Improvements			$1,166,127	100%	$1,166,127	$0	$1,159,471	$6,656	$0

WORK COMPLETED TO DATE		$1,166,127
LESS RETAINED	0.0%	$0
NET AMOUNT EARNED		$1,166,127
NET AMOUNT PREVIOUSLY PAID		$1,159,471
NET AMOUNT OF THIS PAYMENT		$6,656
BALANCE TO BECOME DUE(incl. Ret)		$0

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed ____% of the cost of ~~work completed to~~ date.

I agree to furnish waivers of lien for all materials under my contract when demanded.

Signed _____

Robin M. Dubs, President

Subscribed and sworn to before r 24 day of February 2014

STATE OF ILLINOIS

COUNTY OF SS

FINAL WAIVER OF LIEN

Gty # _____

Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by NxStage Oak Brook, LLC

to furnish Interior build-out

for the premises known as NxStage Oak Brook, LLC

of which NxStage Oak Brook, LLC is the owner.

THE undersigned, for and in consideration of Six thousand six hundred fifty six and 00/100 ($ 6,656.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises.

Given under _____ hand _____ and seal _____ this

24 day of February, 2014

Signature and Seal: _____

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF **SS**

TO **WHOM IT MAY CONCERN:**

THE undersigned, being duly sworn, deposes and says that he is Robin M. Dubs President of the The Dubs Company, Inc.

who is the contractor for the Interior build-out work on the building located at NxStage Oak Brook, LLC

owned by NxStage Oak Brook, LLC

That the total amount of the contract including extras is $ 1,166,127.00 on which he has received payment of $ 1,159,471.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 24 day of February 2014

Signature: _____ President

Subscribed and sworn to before me this 24 day of February 2014

JOSEPH ROBERT DUBS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 20, 2017

PAYMENT APPLICATION
NxStage Oak Brook, LLC - Phase 2

STATE OF ILLINOIS }
County of Cook }ss.

PAYOUT # 4

THE Affiant, Robin M. Dubs says that he is President of The Dubs Company, Inc., 1699 East Chicago Street Elgin, Il 60120, (847) 608-0003 that he has a contract with NxStage Oak brook, LLC, owner, for General Contractor Services on the following described premises in said Location, to-wit: 1600 West 16th Street, Oak Brook, IL. 60523.

That, for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

Kind of Work		Name	Amount of Contract	Work Completed %	Work Completed $	Retention $	Net Previously Paid	Net Amount Due Now	Balance Due Incl. Retention
Demo		Drew Construction	$13,000	100%	$13,000	$0	$12,350	$650	$0
Concrete		Natola Concrete	$4,900	100%	$4,900	$0	$4,655	$245	$0
Glass		DeKalb Glazing	$6,640	100%	$6,640	$0	$6,308	$332	$0
Paint		Landmark Painting	$2,950	100%	$2,950	$0	$2,802	$148	$0
Carpentry		Drew Construction	$54,451	100%	$54,451	$0	$51,728	$2,723	$0
Doors & Hardware		Section 8 Hardware	$1,015	100%	$1,015	$0	$964	$51	$0
Casework		Midwest Architectural Millw	$36,680	100%	$36,680	$0	$34,846	$1,834	$0
Casework install		Midwest Architectural Millw	$11,575	100%	$11,575	$0	$10,996	$579	$0
Flooring	allow	Diversified Floors	$20,632	100%	$20,632	$0	$19,600	$1,032	$0
Floor Prep.	allow		$4,173	100%	$4,173	$0	$1,247	$2,926	$0
Moisture Barrier	allow		$5,355	100%	$5,355	$0	$0	$5,355	$0
Electric		All Suburban Electric	$45,000	100%	$45,000	$0	$42,750	$2,250	$0
HVAC		Classic	$21,560	100%	$21,560	$0	$20,482	$1,078	$0
Plumbing		Alltech Plumbing	$27,850	100%	$27,850	$0	$26,457	$1,393	$0
Sprinkler		RSD Fire Protection	$5,500	100%	$5,500	$0	$5,225	$275	$0
Steel		NuMill	$3,540	100%	$3,540	$0	$3,363	$177	$0
Brackets		NuMill	$585	100%	$585	$0	$556	$29	$0
Accessories		CSI	$500	100%	$500	$0	$475	$25	$0
Blinds		Building Outfitters	$1,500	100%	$1,500	$0	$0	$1,500	$0
Roof patching	allow	CentiMark	$2,000	100%	$2,000	$0	$1,805	$195	$0

Telephone/Data/TV Wiring	allow	Metrotel	$6,500	100%	$6,500	$0	$6,175	$325	$0
NC, Intercom	allow	Metrotel	$500	100%	$500	$0	$500	$0	$0
Security	allow	Tyco	$597	100%	$597	$0	$0	$597	$0
TV's	allow	Bell Hospital Syatems	$9,003	100%	$9,003	$0	$8,553	$450	$0
Permit	allow		$4,172	100%	$4,172	$0	$4,843	($671)	$0
Dumpsters & clean up		The Dubs Company	$11,500	100%	$11,500	$0	$10,925	$575	$0
General Conditions		The Dubs Company	$30,661	100%	$30,661	$0	$29,128	$1,533	$0
Overhead & Profit		The Dubs Company	$20,000	100%	$20,000	$0	$19,000	$1,000	$0
Total all Improvements			$352,339	100%	$352,339	$0	$325,733	$26,606	$0
		Change order #1	($4,180)	100%	($4,180)	$0	($3,971)	($209)	$0
		Change order #2	$6,815	100%	$6,815	$0	$6,474	$341	$0
		Change order #3	$1,386	100%	$1,386	$0	$1,317	$69	$0
		Change order #4	$3,113	100%	$3,113	$0	$0	$3,113	$0
		Change order #5	($6,757)	100%	($6,757)	$0	$0	($6,757)	$0
Total all Improvements			$352,716	100%	$352,716	$0	$329,553	$23,163	$0

WORK COMPLETED TO DATE		$352,716
LESS RETAINED	0.0%	$0
NET AMOUNT EARNED		$352,716
NET AMOUNT PREVIOUSLY PAID		$329,553
NET AMOUNT OF THIS PAYMENT		$23,163
BALANCE TO BECOME DUE(incl. Ret)		$0

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed ____% of the cost of work completed to date.

I agree to furnish waivers of lien for all materials under my contract when demanded.

Signed _____

Robin M. Dubs, President

Subscribed and sworn to before n 5 day of August 2014

FINAL WAIVER OF LIEN

STATE OF: Gty #_____

SS

COUNTY OF: Escrow #_____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by NxStage Kidney Care
to furnish the Interior Renovations
for the premises known as NxStage Kidney Care
of which NxStage Kidney Care is the owner.

THE undersigned, for and in consideration of Twenty three thousand one hundred sixty three ($ 23,163) dollars, and other good and valuable considerations, the receipt whereof if hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises.

Given under my hand and seal this 5 day of August, 2014.

Signature and Seal X

*NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF:

SS

COUNTY OF:

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he/she is Robin Dubs
President of The Dubs Company
is the contractor for the Interior Renovations
on the building located at 1600 West 16th Street, Oak Brook, IL. 60523
owned by NxStage Kidney Care
That the total amount of the contract including extras is $ 352,716 on which he has received payment of $ 329,553 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 5 day of August, 2014.

Signature: X

Subscribed and sworn to before me this 5 day of August, 2014.

Signature: _____, Notary

JOSEPH ROBERT DUBS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 20, 2017

(seal)