



## Public Building Commission of Chicago Contractor Payment Information

Project: New Hancock Replacement School

**Contract #: PS3022**

Contractor: K.R.M./ALL Joint Venture

Payment Application: #12

Amount Paid: \$ 2,679,985.82

Date of Payment to Contractor: 9/23/20

The posting of all or any portion of a Contractor's payment application on the PBC's website is done solely for the purpose of providing information to subcontractors with respect to the amount the Contractor has requested as payment for its subcontractors on the posted portion of the payment application. The PBC makes no representations or warranties with respect to any of the information provided by Contractors on the Contractors' payment applications. If you are a subcontractor, and have any questions regarding the information on a posted payment, you should contact the Contractor.

Follow this project on Twitter @PBCChi #HancockHS

**PUBLIC BUILDING COMMISSION OF CHICAGO  
EXHIBIT S  
CERTIFICATE OF ARCHITECT - ENGINEER**

DATE: 08/27/2020

PROJECT: John Hancock College Preparatory High School

Pay Application No.: 12  
For the Period: 08/01/2020 to 08/31/2020  
Contract No.: PS3022

In accordance with Resolution No. PS3022, adopted by the Public Building Commission of Chicago on 3/19/2019, relating to the \$36,516,786.00 Revenue Bonds issued by the Public Building Commission of Chicago for the financing of this project (and all terms used herein shall have the same meaning as in said Resolution), I hereby certify to the Commission and to its Trustees, that:

1. Obligations in the amounts stated herein have been incurred by the Commission and that each item thereof is a proper charge against the Construction Account and has not been paid; and
2. No amount hereby approved for payment upon any contract will, when added to all amounts previously paid upon such contract, exceed 90% of current estimates approved by the Architect - Engineer until the aggregate amount of payments withheld equals 5% of the Contract Price (said retained funds being payable as set forth in said Resolution).

<b>THE CONTRACTOR:</b> <u>KRM ALL JOINT VENTURE LLC.</u>	
<b>FOR:</b> <u>New Hancock Replacement School</u>	
Is now entitled to the sum of: \$ <u>2,679,985.82</u>	
<b>ORIGINAL CONTRACTOR PRICE</b>	<u>\$36,516,786.00</u>
<b>ADDITIONS</b>	<u>\$0.00</u>
<b>DEDUCTIONS</b>	<u>\$0.00</u>
<b>NET ADDITION OR DEDUCTION</b>	<u>\$0.00</u>
<b>ADJUSTED CONTRACT PRICE</b>	<u>\$36,516,786.00</u>
<b>TOTAL AMOUNT EARNED</b>	\$ <u>21,427,860.61</u>
<b>TOTAL RETENTION</b>	\$ <u>1,515,688.75</u>
a) Reserve Withheld @ 10% of Total Amount Earned, but Not to Exceed 5% of Contract Price	<u>\$ 1,515,688.75</u>
b) Liens and Other Withholding	<u>\$ -</u>
c) Liquidated Damages Withheld	<u>\$ -</u>
<b>TOTAL PAID TO DATE (Include this Payment)</b>	\$ <u>19,912,171.86</u>
<b>LESS: AMOUNT PREVIOUSLY PAID</b>	\$ <u>17,232,186.02</u>
<b>Amount due this payment: Design</b>	<u>\$80,474.13</u>
<b>Amount due this payment: Construction</b>	<u>\$2,599,511.69</u>
<b>TOTAL AMOUNT DUE THIS PAYMENT</b>	\$ <u>2,679,985.82</u>

Architect Engineer: \_\_\_\_\_

*Reyhan* 8.28 - PBC  
signature, date

08195\_PA\_KRMALL\_PA\_12\_02\_07\_17\_20200827

# APPLICATION AND CERTIFICATE FOR PAYMENT

EXHIBIT A - G702

**TO (OWNER):** Public Building Commission  
50 West Washington Street  
Chicago, IL 60602

**PROJECT:** Address:

**FROM (Contractor):** KRM ALL JOINT VENTURE LLC  
312 N. May Street - Suite 100  
Chicago, IL 60607

**Via (Architect):**

**CONTRACT FOR:** John Hancock College Preparatory High School  
**Contract # PS3022**

APPLICATION NO:	12
APPLICATION DATE:	08/27/2020
PERIOD FROM:	08/01/2020
PERIOD TO:	08/31/2020
PROJECT NO:	05195
CONTRACT DATE:	March 19, 2019

**Distribution to:**

Owner	<input checked="" type="checkbox"/>
Design / Builder	<input type="checkbox"/>
Lender	<input type="checkbox"/>
Architect	<input type="checkbox"/>
Contractor	<input type="checkbox"/>
Title Co.	<input type="checkbox"/>

## 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	\$36,516,786.00
2.	CHANGE ORDERS TO DATE	\$0.00
3.	CONTRACT SUM TO DATE	\$36,516,786.00
4.	TOTAL COMPLETED & STORED TO DATE	\$21,427,860.61
5.	RETAINAGE	
	a. 10.00% of Completed Work	\$1,515,688.75
	b. of Stored Material	
		\$1,515,688.75
6.	TOTAL EARNED LESS RETAINAGE	\$19,912,171.86
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$17,232,186.02
8.	CURRENT PAYMENT DUE	<b>\$2,679,985.82</b>
9.	BALANCE TO FINISH, PLUS RETAINAGE	\$16,604,614.14

The undersigned Contractor certifies that to the best of the Contractor's knowledge information an 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 Payments were issued and payments received from the Owner, and that current payment shown herein is now due.

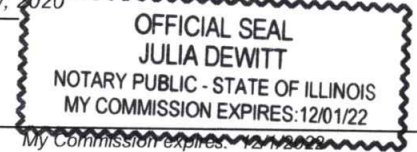
**CONTRACTOR:** KRM ALL JOINT VENTURE LLC

By:  Date: 08/27/2020

State of Illinois: County of Cook:  
Subscribed and sworn to before me this 23rd day of July, 2020

Notary Public:

Stamp:



CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Change Orders approved in previous months by Owner		
TOTAL	\$0.00	\$0.00
Approved this month by Owner	\$0.00	
TOTALS	\$0.00	\$0.00
Net change by Change Orders		\$0.00

## ARCHITECTS 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..... \$2,679,985.82

(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.)





**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**EXHIBIT A - CONSTRUCTION - PART 2**  
**SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (page 2 of 3)**

COST OF WORK:														
CONSTRUCTION COSTS														
ITEM #	Subcontractor Name & Address	Type of Work	Original contract amount: Initial GMP	PBC Change Orders	Genl Contr Change Orders	Adjusted Contract Amt	-----Work Completed-----			Total to date	retainage	net previous billing	net amount due	remaining to bill
							% Complete	Previous	Current					
1000	KRM ALL JOINT VENTURE LLC 312 N. May Street, Suite 100 Chicago, IL 60607	General Requirements	486,000.00	0.00	0.00	486,000.00	33.70%	119,008.24	44,772.28	163,780.52	16,378.05	107,107.42	40,295.05	338,597.53
1005	KRM ALL JOINT VENTURE LLC 312 N. May Street, Suite 100 Chicago, IL 60607	Site Work Allowance Authorizations	0.00	556.90	0.00	556.90	100.00%	556.90		556.90	55.69	501.21	0.00	55.69
1010	TBD	Division 3 and 4 Trades	85,485.38	0.00	0.00	85,485.38	0.00%	0.00		0.00	0.00	501.21	0.00	55.69
1015	A.L.L. Masonry 1414 W Willow St Chicago, IL 60622	Masonry	3,978,648.00	0.00	0.00	3,978,648.00	19.91%	141,220.08	650,753.44	791,973.52	79,197.35	127,098.07	585,678.10	3,265,871.83
1020	A.L.L. Masonry 1414 W Willow St Chicago, IL 60622	Mock Up	11,752.00	0.00	0.00	11,752.00	100.00%	11,752.00		11,752.00	1,175.20	10,576.80	0.00	1,175.20
1025	Midwestern Steel Fabricators 449 S. Evergreen Street Bensenville, IL 60106	Structural Steel	5,585,200.00	0.00	0.00	5,585,200.00	94.64%	5,018,021.65	267,742.80	5,285,764.45	528,576.45	4,516,219.49	240,968.52	828,012.00
1026	IWS, Inc. 232 S. River Street Aurora, IL 60506	Damproofing / Sheet Waterproofing	27,125.00	0.00	0.00	27,125.00	40.00%	10,850.00		10,850.00	1,085.00	9,765.00	0.00	17,360.00
1030	TBD	Div 7 Trades	12,247.00	0.00	0.00	12,247.00	0.00%	0.00		0.00	0.00	0.00	0.00	12,247.00
1035	Smart Elevator Co. 233 Eisenhower Lane South Lombard, IL 60148	Elevator	214,750.00	0.00	0.00	214,750.00	50.00%	107,375.00		107,375.00	10,737.50	96,637.50	0.00	118,112.50
1040	Smart Elevator Co. 233 Eisenhower Lane South Lombard, IL 60148	Vertical Platform Lift	47,550.00	0.00	0.00	47,550.00	50.00%	0.00	23,775.00	23,775.00	2,377.50	0.00	21,397.50	26,152.50
1050	Katco Development (KRM) 415 S. William Street Mt. Prospect, IL 60056	Earthwork & Remediation	2,675,000.00	0.00	0.00	2,675,000.00	92.05%	2,323,122.60	139,340.40	2,462,463.00	246,246.30	2,090,810.34	125,406.36	458,783.30
1055	Keller North America 1325 W Lake Street Roselle, IL 60172	Drilled Concrete Piers	636,200.00	0.00	0.00	636,200.00	100.00%	636,200.00		636,200.00	63,620.00	572,580.00	0.00	63,620.00
1060	Katco Development (KRM) 415 S. William Street Mt. Prospect, IL 60056	Site Utilities	719,000.00	100,089.53	0.00	819,089.53	100.00%	819,089.53		819,089.53	81,908.95	737,180.58	(0.00)	81,908.95
1065	K.R. Miller Contractors / StormTrap 1624 Colonial Parkway Inverness, IL 60067	Storm Water Detention	358,462.00	0.00	0.00	358,462.00	100.00%	358,462.00		358,462.00	35,846.20	322,615.80	0.00	35,846.20
1070	K.R. Miller Contractors / Harris 1624 Colonial Parkway Inverness, IL 60067	Reinforcing Steel	145,025.00	0.00	0.00	145,025.00	90.61%	131,405.54		131,405.54	13,140.55	118,264.99	(0.00)	26,760.01
1075	Mayo Steel Erectors 24441 Chardon Road Grayslake, IL 60030	Install Reinforcing Steel	156,890.00	0.00	(9,852.32)	147,037.68	100.00%	147,037.68		147,037.68	14,703.77	132,333.91	0.00	14,703.77
1080	K.R. Miller Contractors 1624 Colonial Parkway Inverness, IL 60067	Building Foundation Concrete	1,371,590.00	0.00	9,852.32	1,381,442.32	100.00%	1,381,442.32		1,381,442.32	138,144.23	1,243,298.09	(0.00)	138,144.23
1085	K.R. Miller Contractors 1624 Colonial Parkway Inverness, IL 60067	Caisson Spoil Removal	130,571.62	9,440.40	0.00	140,012.02	100.00%	140,012.02		140,012.02	14,001.20	126,010.82	(0.00)	14,001.20
1090	Abitua Sewer, Water & Piping 8705 Pyott Road Lake in the Hills, IL 60156	Plumbing	2,445,000.00	0.00	0.00	2,445,000.00	25.11%	372,723.40	241,156.64	613,880.04	61,388.00	335,451.06	217,040.98	1,892,507.96
1095	Alright Concrete Company 1500 Ramblewood Drive Streamwood, IL 60107	Concrete Building Slab	2,162,000.00	0.00	0.00	2,162,000.00	38.62%	314,855.00	520,005.00	834,860.00	83,486.00	283,369.50	468,004.50	1,410,626.00
1100	K.R. Miller Contractors 1624 Colonial Parkway Inverness, IL 60067	Contingency Allowance Authorizations	0.00	10,890.00	0.00	10,890.00	100.00%	10,890.00		10,890.00	1,089.00	9,801.00	0.00	1,089.00
1105	Elite Electric Co., Inc. 1645 N. 25th Avenue Melrose Park, IL 60160	Electrical Work	1,409,405.00	0.00	0.00	1,409,405.00	49.88%	387,000.00	316,000.00	703,000.00	70,300.00	348,300.00	284,400.00	776,705.00
1110	Blackhawk HVAC, Inc. 8910 W 192nd Street Mokena, IL 60448	HVAC Work	810,000.00	0.00	0.00	810,000.00	62.01%	135,035.00	367,283.00	502,318.00	50,231.80	121,531.50	330,554.70	357,913.80
1115	Nelson Fire Protection 10853 N 2nd Street Rockford, IL 61115	Sprinkler System	100,000.00	0.00	0.00	100,000.00	20.00%		20,000.00	20,000.00	2,000.00		18,000.00	82,000.00
<b>SUBTOTAL page 2 - Cost of Work - Construction Costs</b>			<b>23,567,901.00</b>	<b>120,976.83</b>	<b>0.00</b>	<b>23,688,877.83</b>	<b>63.98%</b>	<b>12,566,058.96</b>	<b>2,590,828.56</b>	<b>15,156,887.52</b>	<b>1,515,688.75</b>	<b>11,309,453.06</b>	<b>2,331,745.69</b>	<b>10,047,679.06</b>

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A - CONSTRUCTION - PART 2

SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (page 3 of 3)

CONTINGENCIES / ALLOWANCES:														
1900	KRM ALL JOINT VENTURE LLC	Design-Builder's Contingency	1,800,000.00	0.00	0.00	1,800,000.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	1,800,000.00
2000	PBC	Commission Contingency	1,800,000.00	(107,638.13)	0.00	1,692,361.87	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	1,692,361.87
2100	PBC	CCTV Allowance	300,000.00	0.00	0.00	300,000.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	300,000.00
2200	PBC	Site Work Allowance	450,000.00	(13,338.70)	0.00	436,661.30	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	436,661.30
<b>SUBTOTAL CONTINGENCIES / ALLOWANCES</b>			<b>4,350,000.00</b>	<b>(120,976.83)</b>	<b>0.00</b>	<b>4,229,023.17</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,229,023.17</b>

INSURANCE / BOND														
2300	KRM ALL JOINT VENTURE LLC	Bond	333,020.00	0.00	0.00	333,020.00	62.29%	207,452.00		207,452.00	0.00	207,452.00	0.00	125,568.00
2400	KRM ALL JOINT VENTURE LLC	Insurance	332,220.00	0.00	0.00	332,220.00	65.03%	148,136.00	67,916.00	216,052.00	0.00	148,136.00	67,916.00	116,168.00
<b>SUBTOTAL INSURANCE/BOND</b>			<b>665,240.00</b>	<b>0.00</b>	<b>0.00</b>	<b>665,240.00</b>	<b>63.66%</b>	<b>355,588.00</b>	<b>67,916.00</b>	<b>423,504.00</b>	<b>0.00</b>	<b>355,588.00</b>	<b>67,916.00</b>	<b>241,736.00</b>

GENERAL CONDITIONS														
2500	KRM ALL JOINT VENTURE LLC	General Conditions	814,000.00	0.00	0.00	814,000.00	58.68%	412,150.00	65,500.00	477,650.00	0.00	412,150.00	65,500.00	336,350.00
<b>SUBTOTAL GENERAL CONDITIONS</b>			<b>814,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>814,000.00</b>	<b>58.68%</b>	<b>412,150.00</b>	<b>65,500.00</b>	<b>477,650.00</b>	<b>0.00</b>	<b>412,150.00</b>	<b>65,500.00</b>	<b>336,350.00</b>

DESIGN BUILDER'S FEE														
2600	KRM ALL JOINT VENTURE LLC	Design-Builder's Fee	1,668,455.00	0.00	0.00	1,668,455.00	58.68%	844,750.00	134,350.00	979,100.00	0.00	844,750.00	134,350.00	689,355.00
<b>SUBTOTAL DESIGN BUILDER'S FEE</b>			<b>1,668,455.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,668,455.00</b>	<b>0.59</b>	<b>844,750.00</b>	<b>134,350.00</b>	<b>979,100.00</b>	<b>0.00</b>	<b>844,750.00</b>	<b>134,350.00</b>	<b>689,355.00</b>

<b>SUBTOTAL page 3 - DB FEES</b>			<b>7,497,695.00</b>	<b>(120,976.83)</b>	<b>0.00</b>	<b>7,376,718.17</b>	<b>25.49%</b>	<b>1,612,488.00</b>	<b>267,766.00</b>	<b>1,880,254.00</b>	<b>0.00</b>	<b>1,612,488.00</b>	<b>267,766.00</b>	<b>5,496,464.17</b>
<b>subtotal page 1</b>			<b>5,451,190.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,451,190.00</b>	<b>80.55%</b>	<b>4,310,244.96</b>	<b>80,474.13</b>	<b>4,390,719.09</b>	<b>0.00</b>	<b>4,310,244.96</b>	<b>80,474.13</b>	<b>1,060,470.91</b>
<b>subtotal page 2</b>			<b>23,567,901.00</b>	<b>120,976.83</b>	<b>0.00</b>	<b>23,688,877.83</b>	<b>0.64</b>	<b>12,566,058.96</b>	<b>2,590,828.56</b>	<b>15,156,887.52</b>	<b>1,515,688.75</b>	<b>11,309,453.06</b>	<b>2,331,745.69</b>	<b>10,047,679.06</b>
<b>subtotal page 3</b>			<b>7,497,695.00</b>	<b>(120,976.83)</b>	<b>0.00</b>	<b>7,376,718.17</b>	<b>25.49%</b>	<b>1,612,488.00</b>	<b>267,766.00</b>	<b>1,880,254.00</b>	<b>0.00</b>	<b>1,612,488.00</b>	<b>267,766.00</b>	<b>5,496,464.17</b>
<b>TOTAL</b>			<b>36,516,786.00</b>	<b>0.00</b>	<b>0.00</b>	<b>36,516,786.00</b>	<b>58.68%</b>	<b>18,488,791.92</b>	<b>2,939,068.69</b>	<b>21,427,860.61</b>	<b>1,515,688.75</b>	<b>17,232,186.02</b>	<b>2,679,985.82</b>	<b>16,604,614.14</b>

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A

CONTRACTOR'S SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (4 of 4)

AMOUNT OF ORIGINAL CONTRACT	\$36,516,786.00	TOTAL AMOUNT REQUESTED	\$21,427,860.61
EXTRAS TO CONTRACT	\$0.00	LESS 10% RETAINED	\$1,515,688.75
TOTAL CONTRACT AND EXTRAS	\$36,516,786.00	NET AMOUNT EARNED	\$19,912,171.86
CREDITS TO CONTRACT		AMOUNT OF PREVIOUS PAYMENTS	\$17,232,186.02
ADJUSTED CONTRACT PRICE	\$36,516,786.00	AMOUNT DUE THIS PAYMENT	\$2,679,985.82
		BALANCE TO COMPLETE	\$16,604,614.14

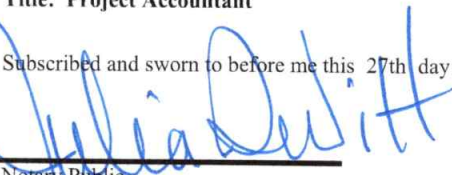
Contractor certifies that to the best of its knowledge, information and belief, the work is in accordance with the Contract Documents; that suppliers of materials, services, labor and all Subcontractors (including all significant sublevels thereof) are being currently paid, and that the amount of the payments applied for are justified. These provisions should not be construed as conferring any rights hereunder for the benefit of Subcontractors, suppliers, workers or employees, nor as enlarging or altering the application or effect of existing lien laws.

That the Waivers of Lien and submitted herewith by affiant and each of the aforesaid persons, are true, correct, and genuine; that each and every Waiver of Lien was delivered unconditionally; that there is no claim either legal or equitable to defeat the validity of any of said Waivers of Lien; that said Waivers of Lien include such Waivers of Lien from all Subcontractors, suppliers of material or other agents acting on behalf of affiant in connection with the work or arising out of the Work; and that so far as affiant has knowledge or information, the said Waivers of Lien include all the labor and material for which a claim could be made and for which a lien could be filed.

That neither the partial payment nor any part thereof has been assigned.

That said Contractor herein expressly affirms that should it at any time appear that any illegal or excess payments have been made to said Contractor by or on behalf of the PUBLIC BUILDING COMMISSION OF CHICAGO, the said Contractor will repay on demand to the PUBLIC BUILDING COMMISSION OF CHICAGO the amount or amounts so paid; and if any lien remains unsatisfied after all payments are made, the Contractor shall refund to the PUBLIC BUILDING COMMISSION OF CHICAGO all moneys that the latter may be compelled to pay in discharging such a lien including all costs and a reasonable attorney's fee.

  
**Name: Laurie LaBeck - KRM ALL JOINT VENTURE LLC**  
**Title: Project Accountant**

Subscribed and sworn to before me this 27th day of AUGUST, 2020  
  
 Notary Public  
 My Commission expires: 12/01/2022

