



Public Building Commission of Chicago  
Contractor Payment Information

Project: New Hancock Replacement School

**Contract #: PS3022**

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

Payment Application: **#29**

Amount Paid: **\$ 373,093.39**

Date of Payment to Contractor: **2/18/22**

**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 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.**

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

DATE: 01/31/2022

PROJECT: John Hancock College Preparatory High School

Pay Application No.: 29

For the Period: 01/01/2022 to 01/31/2022

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 Trustee, that:

- |  |
|--|
| <ol style="list-style-type: none"> <li>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</li> <li>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).</li> </ol> |
|--|

THE CONTRACTOR: <b>KRM ALL JOINT VENTURE LLC.</b>		
FOR: <b>New Hancock Replacement School</b>		
is now entitled to the sum of: _____ \$		-
ORIGINAL CONTRACTOR PRICE	<u>\$36,516,786.00</u>	
ADDITIONS	<u>\$39,141,819.00</u>	
DEDUCTIONS	<u>\$2,185,630.00</u>	
NET ADDITION OR DEDUCTION	<u>\$36,956,189.00</u>	
ADJUSTED CONTRACT PRICE	<u>\$73,472,975.00</u>	
<b>TOTAL AMOUNT EARNED</b>	\$ _____	71,879,859.45
<b>TOTAL RETENTION</b>	\$ _____	1,781,302.15
a) Reserve Withheld @ 10% of Total Amount Earned, but Not to Exceed 5% of Contract Price	<u>\$ 1,781,302.15</u>	
b) Liens and Other Withholding	<u>\$ -</u>	
c) Liquidated Damages Withheld	<u>\$ -</u>	
<b>TOTAL PAID TO DATE (Include this Payment)</b>	\$ _____	70,098,557.30
<b>LESS: AMOUNT PREVIOUSLY PAID</b>	\$ _____	69,725,463.91
<b>Amount due this payment: Design</b>	_____	\$96,226.72
<b>Amount due this payment: Construction</b>	_____	\$276,866.67
<b>TOTAL AMOUNT DUE THIS PAYMENT</b>	\$ _____	373,093.39

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

Reytor 2/1/22  
signature, date

# 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:	29
APPLICATION DATE:	01/31/2022
PERIOD FROM:	01/01/2022
PERIOD TO:	01/31/2022
PROJECT NO:	05195
CONTRACT DATE:	March 19, 2019

**Distribution to:**

Owner	X
Design / Builder	
Lender	
Architect	
Contractor	
Title Co.	

## 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	\$36,956,189.00
3.	CONTRACT SUM TO DATE	\$73,472,975.00
4.	TOTAL COMPLETED & STORED TO DATE	\$71,879,859.45
5.	RETAINAGE	
	a. 3 / 5 % of Completed Work	\$1,781,302.15
	b. of Stored Material	
		\$1,781,302.15
6.	TOTAL EARNED LESS RETAINAGE	\$70,098,557.30
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$69,725,463.91
8.	CURRENT PAYMENT DUE	\$373,093.39
9.	BALANCE TO FINISH, PLUS RETAINAGE	\$3,374,417.70

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: 01/31/2022

State of Illinois:

County of Cook:

Subscribed and sworn to before me this

31st day of January, 2022

Notary Public:



OFFICIAL SEAL  
JULIA DEWITT  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 12/01/22  
*My Commission expires 12/1/2022*

Stamp:

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total Change Orders approved in previous months by Owner			
TOTAL		\$39,141,819.00	\$0.00
Approved this month by Owner			\$2,185,630.00
TOTALS		\$39,141,819.00	\$2,185,630.00
Net change by Change Orders			\$36,956,189.00

## 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..... \$373,093.39

(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

CONTRACTOR'S SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (page 1 of \_)

Project Name John Hancock College Preparatory High School  
 PBC Project # 05195  
 Job Location 5437 W. 84th Place  
 Owner Public Building Commission Of Chicago

CONTRACTOR KRM ALL JOINT VENTURE LLC.

APPLICATION FOR PAYMENT #29

STATE OF ILLINOIS ) 85

COUNTY OF COOK )

The affiant, being first duly sworn on oath, deposes and says that he/she is Project Accountant, of KRM ALL JOINT VENTURE LLC., an Illinois corporation, and duly authorized to make this Affidavit in behalf of said corporation, and individually; that he/she is well acquainted with the facts herein set forth and that said corporation is the Contractor with the PUBLIC BUILDING COMMISSION OF CHICAGO, Owner, under Contract No. PS3022 dated the 19th day of March, 2019, for the following project: John Hancock College Preparatory High School

that the following statements are made for the purpose of procuring a partial payment of \$373,093.39 under the terms of said Contract;

That the work for which payment is requested has been completed, free and clear of any and all claims, liens, charges, and expenses of any kind or nature whatsoever, and in full compliance with the contract documents and the requirements of said Owner under them. That for the purposes of said contract, the following persons have been contracted with, and have furnished or prepared materials, equipment, supplies, and services for, and having done labor on said improvement. That the respective amounts set forth opposite their names is the full amount of money due and to become due to each of them respectively. That this statement is a full, true, and complete statement of all such persons and of the full amount now due and the amount heretofore paid to each of them for such labor, materials, equipment, supplies, and services, furnished or prepared by each of them to or on account of said work, as stated:

ITEM #	Subcontractor Name & Address	Type of Work	Original Contract Amount	Amendment 1 - PGMP	Amendment 2 - FGMP	Amendment 3 - FGMP	PBC Change Orders	Genl Contr Change Orders	Adjusted Contract Amt	-----Work Completed-----				retainage	net previous billing	net amount due	remaining to bill
										% Complete	Previous	Current	Total to date				
0100	KRM ALL JV LLC 312 N. May Street Suite 100 Chicago, IL 60607	Preconstruction Services	264,486.00	0.00			0.00	0.00	264,486.00	100.00%	\$264,486.00		\$264,486.00	\$0.00	\$264,486.00	\$0.00	\$0.00
0200	KRM / Dewey Utility Services (In Design Phase) 1770 S Randall Rd Ste A#110 Geneva, IL 60134	Utility Coordination Consultant	12,500.00	2,500.00			0.00	0.00	15,000.00	94.25%	\$14,137.50		\$14,137.50	\$0.00	\$14,137.50	\$0.00	\$862.50
0300	Legat Architects 651 W Washington Blvd, Ste One Chicago, IL 60661	Architecture (AOR/Management Lead)	4,880,479.00	185,167.62			2,220.00		5,067,866.62	99.40%	\$4,941,335.04	\$96,226.72	\$5,037,561.76	\$0.00	\$4,941,335.04	\$96,226.72	\$30,304.86
0400	KRM / Smith Seckman Reid Inc (BSR) (In Design Phase) 400 W Liberty Dr, Ste B Wheaton, IL 60187	Commissioning	293,725.00	0.00			0.00		293,725.00	93.47%	\$274,532.00		\$274,532.00	\$0.00	\$274,532.00	\$0.00	\$19,193.00
Page 1 DESIGN TOTAL:			5,451,190.00	187,667.62	0.00		2,220.00	0.00	5,641,077.62	99.11%	5,494,490.54	96,226.72	5,590,717.26	0.00	5,494,490.54	96,226.72	50,360.36

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	\$71,879,859.45
EXTRAS TO CONTRACT	\$39,141,819.00	LESS 3%, 5% or 10% RETAINED	\$1,781,302.15
TOTAL CONTRACT AND EXTRAS	\$75,658,605.00	NET AMOUNT EARNED	\$70,098,557.30
CREDITS TO CONTRACT	\$2,185,630.00	AMOUNT OF PREVIOUS PAYMENTS	\$69,725,463.91
ADJUSTED CONTRACT PRICE	\$73,472,975.00	AMOUNT DUE THIS PAYMENT	\$373,093.39
		BALANCE TO COMPLETE	\$3,374,417.70

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.

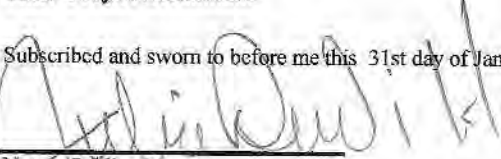
That the Waivers of Lien and submitted herewith by affiant and each of the aforesaid persons, are true, correct, and genuine; that each and every Waiver of Lien was delivered unconditionally; that there is no claim either legal or equitable to defeat the validity of any of said Waivers of Lien; that 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 31st day of January, 2022

  
 Notary Public  
 My Commission expires: 12/01/2022

