



## Public Building Commission of Chicago Contractor Payment Information

Project: Joint Public Safety Training Campus (JPSTC) Ph. 2 - Outdoor  
Scenario Training

**Contract #: PS3057**

Contractor: **Berglund/Brown & Momen JV, LLC**

Payment Application: **#29**

Amount Paid: **\$ 183,063.36**

Date of Payment to Contractor: **9/19/25**

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: 7/8/2025

PROJECT: JPSTC: Phase 2 - Outdoor Scenario Structures

Pay Application No.: 29  
For the Period: 6/1/2025 to 6/30/2025  
Contract No.: PS3057

In accordance with Resolution No. \_\_\_\_\_, adopted by the Public Building Commission of Chicago on \_\_\_\_\_, relating to the \$ \_\_\_\_\_ 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>BBM JV</b>		
FOR: <b>Design Build Services</b>		
Is now entitled to the sum of: _____ \$		-
ORIGINAL CONTRACTOR PRICE	<u>\$36,047,199.98</u>	
ADDITIONS	<u>\$0.00</u>	
DEDUCTIONS	<u>\$0.00</u>	
NET ADDITION OR DEDUCTION	<u>\$0.00</u>	
ADJUSTED CONTRACT PRICE	<u>\$36,047,199.98</u>	
TOTAL AMOUNT EARNED	\$	35,771,149.50
	\$	-
TOTAL RETENTION	\$	243,152.16
a) Reserve Withheld @ 1% of Total Amount Earned, but Not to Exceed 1% of Contract Price	<u>\$ 243,152.16</u>	
b) Liens and Other Withholding	<u>\$ -</u>	
c) Liquidated Damages Withheld	<u>\$ -</u>	
TOTAL PAID TO DATE (Include this Payment)	\$	35,527,997.34
LESS: AMOUNT PREVIOUSLY PAID	\$	35,344,933.98
AMOUNT DUE THIS PAYMENT	\$	183,063.36

Commision Representative:

\_\_\_\_\_  
signature, date

PUBLIC BUILDING COMMISSION OF CHICAGO  
EXHIBIT A - PROFESSIONAL SERVICES - PART 1  
CONTRACTOR'S SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (page 1 of 3)

Project Name	JPSTC: Phase 2 - Outdoor Scenario Structures		CONTRACTOR	BBM JV										
PBC Project #	PS3057		ADDRESS	111 E. Wacker Drive, Suite 2450 Chicago, IL 60601										
Job Location	4443 West Chicago Ave., Chicago, IL													
Owner Public Building Commission Of Chicago			APPLICATION FOR PAYMENT #29											
STATE OF ILLINOIS ) SS COUNTY OF COOK )														
The affiant, being first duly sworn on oath, deposes and says that he/she is Jeffrey Berglund - Vice President, of Berglund Construction, 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. PS3057 dated the 2nd day of May, 2022, for the following project:														
JPSTC: Phase 2 - Outdoor Scenario Structures														
that the following statements are made for the purpose of procuring a partial payment of 183,063.36 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:														
DESIGN PHASE SERVICES			-----Work Completed-----											
ITEM #	Subcontractor Name & Address	Type of Work	Original contract amount: Initial GMP	PBC Change Orders	Gent Contractor Change Orders	Adjusted Contract Amt	% Complete	Previous	Current	Total to date	retainage	net previous billing	net amount due	remaining to bill
01051	Moody Nolan 209 S. LaSalle Street Ste. 820, Chicago, IL 60604	Architect & Engineering	1,485,000.00	15,000.00	86,155.00	1,586,155.00	94.60%	1,500,490.01	0.00	1,500,490.01	0.00	1,500,490.01	0.00	85,664.99
01003	Primera Engineers 550 W. Jackson Blvd., Ste. 600, Chicago, IL 60661	Direct Developer Services	50,000.00	0.00	0.00	50,000.00	60.85%	30,425.20	0.00	30,425.20	0.00	30,425.20	0.00	19,574.80
page1 - SUBTOTAL DESIGN PHASE			1,535,000.00	15,000.00	86,155.00	1,636,155.00	93.57%	1,530,915.21	0.00	1,530,915.21	0.00	1,530,915.21	0.00	105,239.79

COST OF WORK														
TRADE CONTRACTOR COSTS		-----Work Completed-----												
ITEM #	Subcontractor Name & Address	Type of Work	Original contract amount: Initial GMP	PBC Change Orders	Genl Contractor Change Orders	Adjusted Contract Amt	% Complete	Previous	Current	Total to date	retainage	net previous billing	net amount due	remaining to bill
01002	Berglund Construction 111 E. Wacker Drive, Ste. 2450, Chicago, IL 60601	Construction Services	1,016,151.16	42,607.97	1,029,563.15	2,088,322.28	100.00%	2,088,322.28	0.00	2,088,322.28	20,370.01	2,067,952.27	0.00	20,370.01
01004	TBD	Scope Not Let	577,821.50	39,203.48	(587,330.33)	29,694.65	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	29,694.65
01300	TBD	Forecasted Escalation	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02023	Stevenson Crane 410 Stevenson Drive, Bolingbrook, IL 60440	Metra Car Move	0.00	56,264.20	0.00	56,264.20	100.00%	56,264.20	0.00	56,264.20	0.00	56,264.20	0.00	0.00
02023	CSI 300 1121 W. 18th Place, Ste. 1, Chicago, IL 60608	Site Concrete	3,939,820.00	0.00	173,512.85	4,113,332.85	100.00%	4,113,332.85	0.00	4,113,332.85	41,133.32	4,072,199.53	0.00	41,133.32
02220	Zenere Trucking & Excavating 317 Margaret St., Thornton, IL 60476	Earthwork	2,505,501.97	101,574.22	(437,794.22)	2,169,281.97	106.86%	2,318,096.48	0.00	2,318,096.48	115,904.82	2,202,191.66	0.00	(32,909.69)
02475	Keller 8619 W. Bryn Mawr Ave. Ste. 600, Chicago, IL 60631	Caissons	1,122,600.00	237,708.00	18.62	1,360,326.62	100.00%	1,360,326.62	0.00	1,360,326.62	0.00	1,346,723.35	13,603.27	0.00
02500	Terry Plumbing 5503 S. LaGrange Rd, Countryside, IL 60525	Site Utilities, Plumbing & Fire Protection	1,369,550.00	129,584.98	846,777.38	2,345,912.36	100.00%	2,345,912.36	0.00	2,345,912.36	23,459.12	2,322,453.24	0.00	23,459.12
02840	TBD	Railroad Tracks	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02900	Twin Oaks 997 Harvey Road, Oswego, IL 60543	Landscaping	172,000.00	0.00	0.00	172,000.00	100.00%	172,000.00	0.00	172,000.00	0.00	170,280.00	1,720.00	0.00
03300	CSI 300 1121 W. 18th Place, Ste. 1, Chicago, IL 60608	A/B Building Concrete	860,000.00	0.00	70,520.41	930,520.41	100.00%	930,520.41	0.00	930,520.41	9,305.19	921,215.22	0.00	9,305.19
03400	Baumgartner Construction Corp. 30W751 N. Aurora Rd., Naperville, IL 60563	CDE Building Concrete	5,529,565.00	0.00	297,381.68	5,826,946.68	100.00%	5,826,946.68	0.00	5,826,946.68	0.00	5,768,677.21	58,269.47	0.00
04000	ALL Masonry 1425 S. 55th Court, Cicero, IL 60804	Masonry	1,640,100.00	0.00	123,246.40	1,763,346.40	100.00%	1,758,346.40	5,000.00	1,763,346.40	0.00	1,740,762.93	22,583.47	0.00
05000	Scott Steel 1203 E. Summit St., Crown Point, IN 46307	Misc. Metals & Structural Steel	947,000.00	0.00	385,348.00	1,332,348.00	100.00%	1,332,348.00	0.00	1,332,348.00	0.00	1,319,024.52	13,323.48	0.00
05250	Metal Edge 624 Anderson Drive, Unit A, Romeoville, IL 60446	Canopy	28,650.00	0.00	0.00	28,650.00	100.00%	28,650.00	0.00	28,650.00	286.50	28,363.50	0.00	286.50
06000	Toro Construction 15657 S. 70th Court, Orland Park IL 60462	Cold Formed Metal Framing & Carpentry	2,220,800.00	0.00	665,319.19	2,886,119.19	100.00%	2,886,119.19	0.00	2,886,119.19	0.00	2,857,257.98	28,861.21	0.00
07100	TBD	Waterproofing	133,341.00	0.00	(133,341.00)	0.00	#DIV/0!	0.00	0.00	0.00	0.00	0.00	0.00	0.00
07200	TBD	High Temperature Lining	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	0.00	0.00	0.00	0.00
07460	w/Toro Construction	Fiber Cement Board Siding	299,044.00	0.00	(299,044.00)	0.00	#DIV/0!	0.00	0.00	0.00	0.00	0.00	0.00	0.00
07500	M. Cannon Roofing Company 1238 Remington Road, Schaumburg, IL 60173	Roofing	423,545.00	0.00	(12,157.25)	411,387.75	100.00%	411,387.75	0.00	411,387.75	0.00	407,273.88	4,113.87	0.00
08100	AA Jacobs 11545 W. 183rd Place, Orland Park, IL 60467	Doors, Frames, & Hardware AB												

16000	LiveWire Construction 12900 Throop Street, Calumet Park, IL 60827	Electrical	2,127,000.00	62,692.88	132,045.46	2,321,738.34	100.00%	2,321,350.35	387.99	2,321,738.34	0.00	2,298,136.85	23,601.49	0.00
99950	TBD	Value Engineering & Alternate Scope	588,711.33	0.00	(531,403.36)	57,307.97	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	57,307.97
			0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL TRADE CONTRACTOR COSTS			28,140,794.56	785,684.73	1,448,472.60	30,374,951.89	100.20%	30,431,375.79	5,387.99	30,436,763.78	241,227.76	30,012,617.88	182,918.14	179,415.87

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

						-----Work Completed-----								
CONTINGENCIES / ALLOWANCES		Type of Work	Original contract amount: Initial GMP	PBC Change Orders	Genl Contractor Change Orders	Adjusted Contract Amt	% Complete	Previous	Current	Total to date	retainage	net previous billing	net amount due	remaining to bill
95000	BBM JV 111 E. Wacker Drive Ste. 2450, Chicago, IL 60601	Design - Builder's Contingency	650,000.00	0.00	(621,152.26)	28,847.74	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	28,847.74
95000-01	PUBLIC BUILDING COMMISSION	Commission Contingency	650,000.00	(555,402.77)	0.00	94,597.23	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	94,597.23
96001	PUBLIC BUILDING COMMISSION	Sitework Allowance	500,000.00	(406,272.73)	0.00	93,727.27	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	93,727.27
SUBTOTAL CONTINGENCIES / ALLOWANCES			1,800,000.00	(961,675.50)	(621,152.26)	217,172.24	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	217,172.24
GENERAL REQUIREMENTS														
01001	BBM JV 111 E. Wacker Drive Ste. 2450, Chicago, IL 60601	General Requirements	795,241.00	0.00	(752,484.57)	42,756.43	90.02%	38,488.00	0.00	38,488.00	1,924.40	36,563.60	0.00	6,192.83
SUBTOTAL GENERAL CONDITIONS			795,241.00	0.00	(752,484.57)	42,756.43	90.02%	38,488.00	0.00	38,488.00	1,924.40	36,563.60	0.00	6,192.83
SUBTOTAL COST OF WORK			30,736,035.56	(175,990.77)	827,320.34	30,634,880.56	1.00	30,431,375.79	5,387.99	30,436,763.78	241,227.76	30,012,617.88	182,918.14	396,588.11
INSURANCE / BOND														
01110	BBM JV 111 E. Wacker Drive Ste. 2450, Chicago, IL 60601	Payment & Performance Bond	208,529.21	0.00	0.00	208,529.21	100.00%	208,529.21	0.00	208,529.21	0.00	208,529.21	0.00	0.00
01120	BBM JV 111 E. Wacker Drive Ste. 2450, Chicago, IL 60601	Insurance	321,819.84	0.00	0.00	321,819.84	100.00%	321,819.84	0.00	321,819.84	0.00	321,819.84	0.00	0.00
01125	BBM JV 111 E. Wacker Drive Ste. 2450, Chicago, IL 60601	Subcontract Default Insurance	397,695.80	0.00	0.00	397,695.80	100.00%	397,695.80	0.00	397,695.80	0.00	397,695.80	0.00	0.00
SUBTOTAL INSURANCE / BOND			928,044.85	0.00	0.00	928,044.85	100.00%	928,044.85	0.00	928,044.85	0.00	928,044.85	0.00	0.00
GENERAL CONDITIONS														
01000	BBM JV 111 E. Wacker Drive Ste. 2450, Chicago, IL 60601	General Conditions	1,395,922.97	0.00	0.00	1,395,922.97	100.00%	1,395,922.97	0.00	1,395,922.97	0.00	1,395,922.97	0.00	0.00
SUBTOTAL GENERAL CONDITIONS			1,395,922.97	0.00	0.00	1,395,922.97	100.00%	1,395,922.97	0.00	1,395,922.97	0.00	1,395,922.97	0.00	0.00
DESIGN BUILDER'S FEE														
90001	BBM JV 111 E. Wacker Drive Ste. 2450, Chicago, IL 60601	Design-Builder's Fee	1,452,196.60	0.00	0.00	1,452,196.60	99.23%	1,440,869.47	145.22	1,441,014.69	0.00	1,440,869.47	145.22	11,181.91
SUBTOTAL DESIGN BUILDER'S FEE			1,452,196.60	0.00	0.00	1,452,196.60	99.23%	1,440,869.47	145.22	1,441,014.69	0.00	1,440,869.47	145.22	11,181.91
page 3 SUBTOTAL - CONSTRUCTION			34,512,199.98	(175,990.77)	74,835.77	34,411,044.98	4.89	34,234,701.08	5,533.21	34,240,234.29	243,152.16	33,814,018.77	183,063.36	413,962.85
SUMMARY														
		subtotal page 1 Design Phase	1,535,000.00	15,000.00	86,155.00	1,636,155.00	0.00%	1,530,915.21	0.00	1,530,915.21	0.00	1,530,915.21	0.00	105,239.79
		subtotal page 2 Construction	34,512,199.98	(175,990.77)	74,835.77	34,411,044.98	99.50%	34,234,701.08	5,533.21	34,240,234.29	243,152.16	33,814,018.77	183,063.36	413,962.85
TOTAL			36,047,199.98	(160,990.77)	160,990.77	36,047,199.98	99.23%	35,765,616.29	5,533.21	35,771,149.50	243,152.16	35,344,933.98	183,063.36	519,202.64

## PUBLIC BUILDING COMMISSION OF CHICAGO

## EXHIBIT A

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

AMOUNT OF ORIGINAL CONTRACT	\$36,047,199.98	TOTAL AMOUNT REQUESTED	\$35,771,149.50
EXTRAS TO CONTRACT	\$0.00	LESS 1% RETAINED	\$243,152.16
TOTAL CONTRACT AND EXTRAS	\$36,047,199.98	NET AMOUNT EARNED	\$35,527,997.34
CREDITS TO CONTRACT	\$0.00	AMOUNT OF PREVIOUS PAYMENTS	\$35,344,933.98
ADJUSTED CONTRACT PRICE	\$36,047,199.98	AMOUNT DUE THIS PAYMENT	\$183,063.36
		BALANCE TO COMPLETE	\$519,202.64

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.

Jeffrey Berglund  
Jeffrey Berglund  
President, Building Division

Subscribed and sworn to before me this 8th day of July, 2025.

Marnie Jo Warner  
Notary Public

My Commission expires: March 24, 2029

