



Public Building Commission of Chicago
Contractor Payment Information

**Project: Malcolm X College West Side Learning Center Addition
and Renovations**

Contract #: PS3089

Contractor: GMA Construction Group

Payment Application: #10

Amount Paid: \$ 901,095.10

Date of Payment to Contractor: 10/17/25

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 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

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

DATE: 7/31/2025

PROJECT: Malcolm X College West Side Learning Center Addition and Renovations

Pay Application No.: PA10
For the Period: 7/1/2025 to 7/31/2025
Contract No.: PS3089

I HEREBY DECLARE AND AFFIRM that I, Matthew Walter, am Authorized Agent and duly authorized representative of GMA Construction Group, whose address is 3520 South Morgan, Chicago, IL, and that the following Minority and Women Business Enterprises have been contracted with and have furnished, or are furnishing and preparing material for, and have done or are doing labor on the above-captioned contract; that there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated; and that this is a full, true, and complete statement of all such MBEs/WBEs and of the amounts paid, due, and to be come due to them: in accordance with Resolution No. PS3089 adopted by the Public Building Commission of Chicago on 06/31/2025, relating to the \$ 723,155.48 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:

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).

THE CONTRACTOR:	GMA Construction Group 3520 S Morgan Chicago, IL 60609	
FOR:	General Construction	
Is now entitled to the sum of:	\$	901,095.10
ORIGINAL CONTRACTOR PRICE	<u>\$13,833,537.28</u>	
ADDITIONS	<u>\$0.00</u>	
DEDUCTIONS	<u>\$0.00</u>	
NET ADDITION OR DEDUCTION	<u>\$0.00</u>	
ADJUSTED CONTRACT PRICE	<u>\$13,833,537.28</u>	
TOTAL AMOUNT EARNED	\$	4,731,609.65
TOTAL RETENTION		\$
a) Reserve Withheld @ 10% of Total Amount Earned, but Not to Exceed 5% of Contract Price	\$ 389,865.08	\$ 389,865.08
b) Liens and Other Withholding	\$ -	
c) Liquidated Damages Withheld	\$ -	
TOTAL PAID TO DATE (include this Payment)	\$	4,341,744.58
LESS: AMOUNT PREVIOUSLY PAID	\$	3,440,649.48
AMOUNT DUE THIS PAYMENT	\$	901,095.10

Architect Engineer: 
ARCHITECT: Bailey Edward
signature, date: 10.08.2025

**CONTRACTORS SWORN STATEMENT
GMA CONSTRUCTION GROUP**

Public Building Commission

STATE OF ILLINOIS)
COUNTY OF COOK)

The Affiant, **Matthew Walter**, being first duly sworn on oath deposes and says; That he is **Controller of GMA Construction Group LLC** that has a contract with **Public Building Commission**, for General Construction on the following described premises in said county to-wit: 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 and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

NAME	SCOPE	MBE/WBE	AMOUNT OF ORIG. CONTRACT	CONTRACT CHANGES	CONTRACT INCL. CHANGES	WORK COMPLETED		RETENT	NET	NET AMOUNT	BALANCE TO
						%	VALUE	%	PREV. PAID	THIS PAYMENT	COMPLETE
GMA CONSTRUCTION GROUP	Pre-Constructon Services	MBE	\$ 311,452.00	0.00	\$ 311,452.00	100%	\$ 311,452.00	\$ -	\$ 311,452.00	\$ -	\$ -
ALLOWANCE	CM's Contingency	MBE	\$ 381,000.00	0.00	\$ 381,000.00	46%	\$ 176,365.90	\$ -	\$ 176,365.90	\$ -	\$ 204,634.10
ALLOWANCE	Commission's Contingency	MBE	\$ 231,000.00	0.00	\$ 231,000.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 231,000.00
ALLOWANCE	Environemtal Allowance	MBE	\$ 20,000.00	0.00	\$ 20,000.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
ALLOWANCE	Site Work Allowance	MBE	\$ 50,000.00	0.00	\$ 50,000.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
GMA CONSTRUCTION GROUP	General Requirements	MBE	\$ 478,889.00	0.00	\$ 478,889.00	38%	\$ 180,674.01	\$ 18,067.40	\$ 134,231.01	\$ 28,375.60	\$ 316,282.39
Chicago Fire Protection LLC	Fire Suppresion	MBE	\$ 125,800.00	0.00	\$ 125,800.00	10%	\$ 12,000.00	\$ 1,200.00	\$ 6,750.00	\$ 4,050.00	\$ 115,000.00
C.A.D Contract Glazing	Glazing	MBE	\$ 948,175.00	0.00	\$ 948,175.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 948,175.00
Commercial Specialties	Fire Extinguishers, Cabinets, & Accessories	MBE	\$ 1,062.00		\$ 1,062.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 1,062.00
Wire Mesh Lockers	Wire Mesh Lockers	MBE	\$ 13,578.00	0.00	\$ 13,578.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 13,578.00
Superior Floor Systems	Entrance Floor Mats & Frames		\$ 15,000.00	0.00	\$ 15,000.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00
American Demolition	Demolition & Abatement	N/A	\$ 169,165.00	0.00	\$ 169,165.00	100%	\$ 169,165.00	\$ 16,916.50	\$ 114,300.00	\$ 37,948.50	\$ 16,916.50
Contractors Access Equipment	Shoring		\$ 25,066.00	0.00	\$ 25,066.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 25,066.00
Premium Concrete	Building Concrete	N/A	\$ 383,300.00	0.00	\$ 383,300.00	63%	\$ 239,600.00	\$ 23,960.00	\$ 215,640.00	\$ -	\$ 167,660.00
Artlow	Resinous Floors	MBE	\$ 13,505.00	0.00	\$ 13,505.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 13,505.00
Kedmont Waterproofing	Waterproofing & Air Barrier	MBE	\$ 171,231.00	0.00	\$ 171,231.00	25%	\$ 43,500.00	\$ 4,350.00	\$ -	\$ 39,150.00	\$ 132,081.00

**CONTRACTORS SWORN STATEMENT
GMA CONSTRUCTION GROUP**

Public Building Commission

STATE OF (ILLINOIS)
COUNTY OF COOK)

The Affiant, **Matthew Walter**, being first duly sworn on oath deposes and says: That he is **Controller of GMA Construction Group LLC** that has a contract with **Public Building Commission** , for General Construction on the following described premises in said county to-wit: 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 and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

NAME	SCOPE	MBE/WBE	AMOUNT OF ORIG. CONTRACT	CONTRACT CHANGES	CONTRACT INCL. CHANGES	WORK COMPLETED		RETENT	NET	NET AMOUNT	BALANCE TO
						%	VALUE	%	PREV. PAID	THIS PAYMENT	COMPLETE
Werner Nugent	Plumbing	MBE	\$ 413,850.00	0.00	\$ 413,850.00	23%	\$ 93,895.00	\$ 9,389.50	\$ 58,135.50	\$ 26,370.00	\$ 329,344.50
RJ Olmen	HVAC	MBE/WBE	\$ 1,687,000.00	0.00	\$ 1,687,000.00	35%	\$ 590,400.00	\$ 59,040.00	\$ 411,390.00	\$ 119,970.00	\$ 1,155,640.00
Candor	Electrical	MBE	\$ 1,206,240.00	0.00	\$ 1,206,240.00	19%	\$ 233,740.00	\$ 23,374.00	\$ 51,966.00	\$ 158,400.00	\$ 995,874.00
MGM Excavating	Earthwork	WBE	\$ 338,229.00	0.00	\$ 338,229.00	56%	\$ 190,261.00	\$ 19,026.10	\$ 166,734.90	\$ 4,500.00	\$ 166,994.10
Araiza Corp	Site Concrete	WBE	\$ 98,000.00	0.00	\$ 98,000.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 98,000.00
Unity Fencing Company	Site Metals	MBE	\$ 58,779.00	0.00	\$ 58,779.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 58,779.00
MGM Excavating	Site Utilities	WBE	\$ 344,249.00	0.00	\$ 344,249.00	90%	\$ 310,345.00	\$ 31,034.50	\$ 40,500.00	\$ 238,810.50	\$ 64,938.50
Armax Builders	Masonry	MBE	\$ 121,000.00	0.00	\$ 121,000.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 121,000.00
K&K Ironworks	Structural Steel & Miscellaneous Metals	N/A	\$ 485,259.00	0.00	\$ 485,259.00	74%	\$ 360,760.00	\$ 36,076.00	\$ 317,034.00	\$ 7,650.00	\$ 160,575.00
iBuilders Corporation	Rough Carpentry/Drywall	TBD	\$ 624,400.00	0.00	\$ 624,400.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 624,400.00
Jade Carpentry	Interior Finish Carpentry	TBD	\$ 34,270.00	0.00	\$ 34,270.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 34,270.00
Tuschall Engineering	Metal Plate Wall Panels	TBD	\$ 469,250.00	0.00	\$ 469,250.00	1%	\$ 3,500.00	\$ 350.00	\$ -	\$ 3,150.00	\$ 466,100.00
F&G Roofing	Roofing	TBD	\$ 978,000.00	0.00	\$ 978,000.00	40%	\$ 394,464.00	\$ 39,446.40	\$ 300,762.90	\$ 54,254.70	\$ 622,982.40
ANI Midwest	Applied Fire Protection & Insulation	TBD	\$ 96,500.00	0.00	\$ 96,500.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 96,500.00
Powell Group	Doors, Frames, & Hardware	TBD	\$ 55,790.00	0.00	\$ 55,790.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 55,790.00
Shine On	Fall Protection	N/A	\$ 22,500.00	0.00	\$ 22,500.00	21%	\$ 4,692.50	\$ 469.25	\$ 4,223.25	\$ -	\$ 18,276.75

**CONTRACTORS SWORN STATEMENT
GMA CONSTRUCTION GROUP**

Public Building Commission

STATE OF ILLINOIS)
COUNTY OF COOK)

The Affiant, **Matthew Walter**, being first duly sworn on oath deposes and says; That he is **Controller of GMA Construction Group LLC** that has a contract with **Public Building Commission**, for General Construction on the following described premises in said county to-wit: 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 and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

NAME	SCOPE	MBE/WBE	AMOUNT OF ORIG. CONTRACT	CONTRACT CHANGES	CONTRACT INCL. CHANGES	WORK COMPLETED		RETENT	NET	NET AMOUNT	BALANCE TO
						%	VALUE	%	PREV. PAID	THIS PAYMENT	COMPLETE
International Decorators	Motorized Roller Shades	TBD	\$ 58,014.00	0.00	\$ 58,014.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 58,014.00
CS Architectural Woodwork	Casework & Countertops & Millwork Wall Panels	TBD	\$ 183,038.00	0.00	\$ 183,038.00	22%	\$ 18,303.80	\$ 1,830.38	\$ 16,473.42	\$ -	\$ 166,564.58
Trostrud	Ceramic Tile	TBD	\$ 65,687.00	0.00	\$ 65,687.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 65,687.00
Just Rite Acoustics	Ceilings	TBD	\$ 324,200.00	0.00	\$ 324,200.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 324,200.00
Consolidated Flooring	Resilient Floors	TBD	\$ 83,702.00	0.00	\$ 83,702.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 83,702.00
Durango	Paint	TBD	\$ 56,720.00	0.00	\$ 56,720.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 56,720.00
Just Rite Acoustics	Acoustic Wall Panels	TBD	\$ 39,690.00	0.00	\$ 39,690.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 39,690.00
Scout	Signage	TBD	\$ 40,490.00	0.00	\$ 40,490.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 40,490.00
Commercial Specialties	Toilet Partitions & Accessories	TBD	\$ 32,374.00	0.00	\$ 32,374.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 32,374.00
365 Supply	Operable Partitions	TBD	\$ 153,662.00	0.00	\$ 153,662.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 153,662.00
ABT	Residential Appliances	TBD	\$ 5,036.00	0.00	\$ 5,036.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 5,036.00
Paving Systems	Asphalt Paving	TBD	\$ 49,830.00	0.00	\$ 49,830.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 49,830.00
Twin Oaks	Landscaping	TBD	\$ 191,000.00	0.00	\$ 191,000.00	0%	\$ -	\$ -	\$ -	\$ -	\$ 191,000.00
SUBTOTAL A			\$ 11,654,982.00	\$ -	\$ 11,654,982.00	29%	\$ 3,333,118.21	\$ 284,530.03	\$ 2,325,958.88	\$ 722,629.30	\$ 8,606,393.82
GMA Construction Group	General Conditions		\$ 1,367,215.00	0.00	\$ 1,367,215.00	67%	\$ 911,476.65	\$ 91,147.67	\$ 656,263.19	\$ 164,065.80	\$ 546,886.02
GMA Construction Group	Fee		\$ 466,199.28	0.00	\$ 466,199.28	30%	\$ 141,873.79	\$ 14,187.38	\$ 113,286.41	\$ 14,400.00	\$ 338,512.87
GMA Construction Group	Bond		\$ 215,713.00	0.00	\$ 215,713.00	100%	\$ 215,713.00	\$ -	\$ 215,713.00	\$ -	\$ -
GMA Construction Group	Insurance		\$ 129,428.00	0.00	\$ 129,428.00	100%	\$ 129,428.00	\$ -	\$ 129,428.00	\$ -	\$ -
SUBTOTAL B			\$ 2,178,555.28	-	\$ 2,178,555.28	64%	\$ 1,398,491.44	\$ 105,335.04	\$ 1,114,690.60	\$ 178,465.80	\$ 885,398.88

**CONTRACTORS SWORN STATEMENT
GMA CONSTRUCTION GROUP**

Public Building Commission

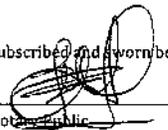
STATE OF ILLINOIS)
COUNTY OF COOK)

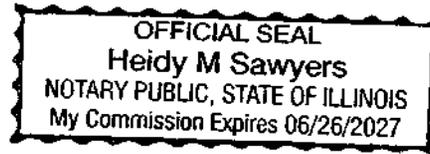
The Affiant, **Matthew Walter**, being first duly sworn on oath deposes and says: That he is **Controller of GMA Construction Group LLC** that has a contract with **Public Building Commission**, for General Construction on the following described premises in said county to-wit: That, for the purpose 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 and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

NAME	SCOPE	MBE/WBE	AMOUNT OF ORIG. CONTRACT	CONTRACT CHANGES	CONTRACT INCL. CHANGES	WORK COMPLETED		RETENT	NET	NET AMOUNT	BALANCE TO
						%	VALUE	%	PREV. PAID	THIS PAYMENT	COMPLETE
TOTAL LABOR AND MATERIALS:			\$ 13,833,537.28	0.00	\$ 13,833,537.28	34%	\$ 4,731,609.65	\$389,865.08	\$ 3,440,649.48	\$ 901,095.10	\$ 9,491,792.71
AMOUNT OF ORIGINAL CONTRACT			\$ 13,833,537.28						TOTAL AMOUNT REQUESTED		\$ 4,731,609.65
EXTRAS TO CONTRACT			\$ -						LESS RETAINAGE		\$389,865.08
TOTAL CONTRACT AND EXTRAS			\$ 13,833,537.28						NET AMOUNT EARNED		\$ 4,341,744.58
CREDITS TO CONTRACT			\$ -						AMOUNT PREVIOUS PAYMENTS		\$ 3,440,649.48
NET AMOUNT OF CONTRACT			\$ 13,833,537.28						AMOUNT DUE THIS PAYMENT		\$ 901,095.10
									BALANCE TO COMPLETE		\$ 9,491,792.71

I Agree to furnish Waivers of lien for all work and materials under my contract when demanded.
Signed this

Signed 
Title: Matthew Walter, Controller

Subscribed and sworn before me this July 31st, 2005
Notary Public 



PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A

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

AMOUNT OF ORIGINAL CONTRACT	\$13,833,537.28	TOTAL AMOUNT REQUESTED	\$4,731,609.65
EXTRAS TO CONTRACT	\$0.00	LESS 10% RETAINED	\$389,865.08
TOTAL CONTRACT AND EXTRAS	\$13,833,537.28	NET AMOUNT EARNED	\$4,341,744.58
CREDITS TO CONTRACT	\$0.00	AMOUNT OF PREVIOUS PAYMENTS	\$3,440,649.48
ADJUSTED CONTRACT PRICE	\$13,833,537.28	AMOUNT DUE THIS PAYMENT	\$901,095.10
		BALANCE TO COMPLETE	\$9,491,792.71

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.

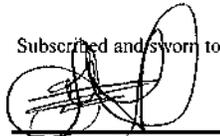
That neither the partial payment nor any part thereof has been assigned.

I HEREBY DECLARE AND AFFIRM that I, Matthew Walter , am Authorized Agent and duly authorized representative of GMA Construction Group, whose address is 3520 South Morgan , Chicago , I and that the following Minority and Women Business Enterprises have been contracted with and have furnished, or are furnishing and preparing material for, and have done or are doing labor on the above-captioned contract; that there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated; and that this is a full, true, and complete statement of all such MBEs/WBEs and of the amounts paid, due, and to be come due to them:



Name: Matthew Walter
Title: Controller

Subscribed and sworn to before me this 31st day of July, 2025.



Notary Public
My Commission expires:

