



## Public Building Commission of Chicago Contractor Payment Information

Project: FY23 Dett Elementary School Annex

**Contract #: C1604**

Contractor: K.R. Miller Contractors, Inc.

Payment Application: **#20**

Amount Paid: **\$ 694,194.22**

Date of Payment to Contractor: 12/16/25

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 #DettAnnexProject

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

DATE: 09/30/2025

PROJECT: Robert Nathaniel Dett Elementary School - Annex & Renovations

Pay Application No.: 20  
For the Period: 04/01/2025 to 09/30/2025  
Contract No.: C1604

In accordance with Resolution No. C1604, adopted by the Public Building Commission of Chicago on 7/3/2023, relating to the \$30,522,000.00 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:

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> K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656		
<b>FOR:</b> Read Dunning School - New Construction		
Is now entitled to the sum of: _____ \$		694,194.22
<b>ORIGINAL CONTRACTOR PRICE</b>	<u>\$30,522,000.00</u>	
<b>ADDITIONS</b>	<u>\$0.00</u>	
<b>DEDUCTIONS</b>	<u>\$74,113.88</u>	
<b>NET ADDITION OR DEDUCTION</b>	<u>\$74,113.88</u>	
<b>ADJUSTED CONTRACT PRICE</b>	<u>\$30,447,886.12</u>	
<b>TOTAL AMOUNT EARNED</b>	\$	<u>30,050,346.73</u>
<b>TOTAL RETENTION - (No retention held from Lines 0100 and 0300 for a total of \$23,784.30)</b>	\$	-
a) Reserve Withheld @ 3%, 5%, or 10% of Total Amount Earned, but Not to Exceed 3%, 5%, or 10% of Contract Price	\$ 226,600.29	\$ 226,600.29
b) Liens and Other Withholding	\$ -	
c) Liquidated Damages Withheld	\$ -	
<b>TOTAL PAID TO DATE (Include this Payment)</b>	\$	<u>29,823,746.44</u>
<b>LESS: AMOUNT PREVIOUSLY PAID</b>	\$	<u>29,129,552.22</u>
<b>AMOUNT DUE THIS PAYMENT</b>	\$	<u>694,194.22</u>

Architect Engineer: Jonathan Skinner 10/24/2025  
signature, date

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EXHIBIT A  
APPLICATION AND CERTIFICATION FOR PAYMENT

**TO OWNER:** Public Building Commission of Chicago  
Richard J Daley Center  
50 West Washington Street - Room 200  
Chicago, IL 60602

**PROJECT:** Robert Nathaniel Dett Elementary School - Annex & Renovation  
Contract #C1604

Distribution to:

**APPLICATION #:** 20  
**PERIOD FROM:** 04/01/25  
**PERIOD TO:** 09/30/25

<input type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

**FROM CONTRACTOR:**  
K.R. Miller Contractors, Inc.  
5513 N. Cumberland - Suite #707  
Chicago, IL 60656

**VIA ARCHITECT:** KOO, LLC.  
55 W. Wacker Drive - Suite 600C  
Chicago, IL 60601

**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.

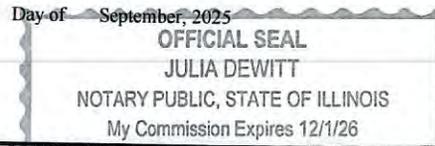
1. ORIGINAL CONTRACT SUM	\$ 30,522,000.00
2. Net change by Change Orders	\$ (74,113.88)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 30,447,886.12
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 30,050,346.73
5. RETAINAGE:	
a. 3% & 5 % of Completed Work	\$ 226,600.29
(Column D + E on G703)	
b. % of Stored Material	\$ -
(Column F on G703)	
 Total Retainage (Lines 5a + 5b or Total in Column I of G703)	 \$ 226,600.29
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 29,823,746.44
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 29,129,552.22
8. CURRENT PAYMENT DUE	\$ 694,194.24
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 624,139.68

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

CONTRACTOR:

By: Laurie LaBeck Date: 09/30/2025  
Laurie LaBeck, Project Accountant  
State of: Illinois County of: COOK

Subscribed and sworn to before me this 30th Day of September, 2025  
Notary Public: Julia Dewitt  
My Commission expires: 12/01/2026



**ARCHITECT'S 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 . . . . . \$ 694,194.24

(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.)  
ARCHITECT:

By: Jonathan Skinner Date: 10-28-2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month		\$74,113.88
TOTALS	\$0.00	\$74,113.88
NET CHANGES by Change Order		(\$74,113.88)

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A

CONTRACTOR'S SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT

Project Name Robert Nathaniel Dett Elementary School - Annex & Renovations  
 PBC Project # C1604  
 Job Location 2131 W. Monroe Street, Chicago, IL 60612  
 Owner Public Building Commission Of Chicago

CONTRACTOR K.R. Miller Contractors, Inc. - 5513 N. Cumberland - Suite #707, Chicago, IL 60656

APPLICATION FOR PAYMENT #20

STATE OF ILLINOIS ) SS  
 COUNTY OF COOK )

The affiant, being first duly sworn on oath, deposes and says that he/she is Project Accountant, of K.R. Miller Contractors, Inc., 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. C1604 dated the 3rd day of July, 2023, for the following project: Robert Nathaniel Dett Elementary School - Annex & Renovations

that the following statements are made for the purpose of procuring a partial payment of \$694,194.24 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	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					
0100	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Bond	\$142,690.00			\$142,690.00	100%	\$142,690.00		\$142,690.00	\$0.00	\$142,690.00	\$0.00	
0200	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Insurance	\$308,856.00			\$308,856.00	100%	\$308,856.00		\$308,856.00	\$0.00	\$308,856.00	\$0.00	
0300	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Bldgs Risk	\$24,140.00			\$24,140.00	100%	\$24,140.00		\$24,140.00	\$0.00	\$24,140.00	\$0.00	
0400	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	GC's & O H & P	\$3,572,474.00	\$4,435.33	-\$749,486.71	\$2,827,422.62	94%	\$2,651,000.00	\$0.00	\$2,651,000.00	\$80,754.46	\$2,570,245.54	\$0.00	\$257,177.08
0500	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Mobilization	\$225,000.00			\$225,000.00	100%	\$225,000.00		\$225,000.00	\$0.00	\$218,250.00	\$6,750.00	\$0.00
0600	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	DeMobilization	\$25,000.00			\$25,000.00	100%	\$25,000.00		\$25,000.00	\$0.00	\$24,250.00	\$750.00	\$0.00
0700	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Stormwater Vault (Furnish Only)	\$111,954.00		-\$3,194.00	\$108,760.00	100%	\$108,760.00		\$108,760.00	\$0.00	\$105,497.20	\$3,262.80	\$0.00
0800	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Tree Removal	\$35,000.00			\$35,000.00	100%	\$35,000.00		\$35,000.00	\$0.00	\$33,950.00	\$1,050.00	\$0.00
0900	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Furnish Rebar	\$57,350.00			\$57,350.00	100%	\$57,350.00		\$57,350.00	\$0.00	\$55,629.50	\$1,720.50	\$0.00
1000	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Doors / Hardware (Furnish Only)	\$323,000.00			\$323,000.00	100%	\$323,000.00		\$323,000.00	\$0.00	\$313,310.00	\$9,690.00	\$0.00
1001	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Caisson Spoil Removal	\$150,000.00		\$0.00	\$150,000.00	100%	\$150,000.00		\$150,000.00	\$0.00	\$145,500.00	\$4,500.00	\$0.00
1002	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	UST Abandonment	\$16,950.00		\$5,275.00	\$22,225.00	100%	\$22,225.00		\$22,225.00	\$0.00	\$21,558.25	\$666.75	\$0.00
1003	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Surveying	\$29,600.00		\$0.00	\$29,600.00	100%	\$29,600.00		\$29,600.00	\$0.00	\$28,712.00	\$888.00	\$0.00
1004	K.R. Miller Contractors, Inc. 5513 N. Cumberland - Suite #707, Chicago, IL 60656	Window Wall Laboratory Mock-Up	\$30,000.00	-\$30,000.00	\$0.00	\$0.00	0%			\$0.00	\$0.00		\$0.00	\$0.00
SUBTOTAL page1			\$5,052,014.00	-\$25,564.67	-\$747,405.71	\$4,279,043.62	96%	\$4,102,621.00	\$0.00	\$4,102,621.00	\$80,754.46	\$3,992,588.49	\$29,278.05	\$257,177.08

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A

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

AMOUNT OF ORIGINAL CONTRACT	\$30,522,000.00	TOTAL AMOUNT REQUESTED	\$30,050,346.73
EXTRAS TO CONTRACT	\$0.00	LESS 3% or 5% RETAINED	\$226,600.29
TOTAL CONTRACT AND EXTRAS	\$30,522,000.00	NET AMOUNT EARNED	\$29,823,746.44
CREDITS TO CONTRACT	\$74,113.88	AMOUNT OF PREVIOUS PAYMENTS	\$29,129,552.22
ADJUSTED CONTRACT PRICE	\$30,447,886.12	AMOUNT DUE THIS PAYMENT	\$694,194.22
		BALANCE TO COMPLETE	\$624,139.68

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.

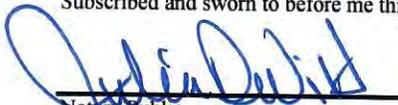
That the Waivers of Lien and submitted herewith by affiant and each of the aforesaid persons, are true, correct, and genuine; that each and every Waiver of Lien was delivered unconditionally; that there is no claim either legal or equitable to defeat the validity of any of said Waivers of Lien; that 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 - K.R. Miller Contractors, Inc.**  
**Title: Project Accountant**

Subscribed and sworn to before me this 30th day of September, 2025

  
 Notary Public  
 My Commission expires:

12/01/2026

