



## Public Building Commission of Chicago Contractor Payment Information

Project: Pershing Road Center Building Upgrades

**Contract #: PS3071**

Contractor: ALL Construction Group

Payment Application: **#25**

Amount Paid: **\$ 107,210.49**

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 #AISCcapitalPershingCenter

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

DATE: 08/31/25

PROJECT: PERSHING ROAD CENTER BUILDING UPGRADES

Pay Application No.: 25  
For the Period: 08/01/25 to 08/31/25  
Contract No.: PS3071

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:

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).

THE CONTRACTOR:		ALL CONSTRUCTION GROUP	
FOR:		CONSTRUCTION MANAGER AT RISK SERVICES	
Is now entitled to the sum of:		\$ 107,210.49	
ORIGINAL CONTRACTOR PRICE	\$	8,342,010.00	
ADDITIONS	\$	11,044,854.29	
DEDUCTIONS	\$	-	
NET ADDITION OR DEDUCTION	\$	11,044,854.29	
ADJUSTED CONTRACT PRICE	\$	19,386,864.29	
TOTAL AMOUNT EARNED		\$	14,278,051.00
TOTAL RETENTION		\$	1,115,118.30
a) Reserve Withheld @ 10% of Total Amount Earned, but Not to Exceed 5% of Contract Price		\$	1,115,118.30
b) Liens and Other Withholding		\$	-
c) Liquidated Damages Withheld		\$	-
TOTAL PAID TO DATE (Include this Payment)		\$	13,162,932.70
LESS: AMOUNT PREVIOUSLY PAID		\$	13,055,722.21
AMOUNT DUE THIS PAYMENT		\$	107,210.49

Architect/Engineer.

HARDING MODE JOINT VENTURE

9/26/25

J. JAMES MO, PRINCIPAL

Date

**04026\_PA\_ACG\_PA\_25\_02\_07\_13\_20250831**

## PUBLIC BUILDING COMMISSION OF CHICAGO

## EXHIBIT A

## APPLICATION AND CERTIFICATION FOR PAYMENT

PAGE 1 OF

PAGES

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

PROJECT: PERSHING ROAD CENTER BUILDING UPGRADES  
1819 WEST PERSHING ROAD  
CHICAGO, IL 60609

Distribution to:

APPLICATION #: 25  
PERIOD FROM: 08/01/25  
PERIOD TO: 08/31/25  
APPLICATION DATE: 08/31/25  
CONTRACT DATE: 04/25/22

☒ OWNER  
☒ ARCHITECT  
☐ CONTRACTOR  
☐  
☐

FROM CONTRACTOR:  
ALL CONSTRUCTION GROUP  
1425 SOUTH 55TH COURT  
CICERO, IL 60804

VIA ARCHITECT:  
HARDING MODE JOINT VENTURE  
224 SOUTH MICHIGAN AVENUE - SUITE 245  
CHICAGO, IL 60604

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT SUM	\$	8,342,010.00
2. Net change by Change Orders	\$	11,044,854.29
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	19,386,864.29
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	14,278,051.00
5. RETAINAGE:		
a. 5 / 10 % of Completed Work (Column D + E on G703)	\$	1,115,118.30
b. 5 / 10 % of Stored Material (Column F on G703)	\$	-
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	1,115,118.30
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	13,162,932.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	13,055,722.21
8. CURRENT PAYMENT DUE	\$	107,210.49
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	6,223,931.59

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 11,044,854.29	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ 11,044,854.29	\$ -
NET CHANGES by Change Order	\$	11,044,854.29

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: ALL CONSTRUCTION GROUP

By: LUIS PUIG PRESIDENT Date: 08/31/25

State of: ILLINOIS County of: COOK  
Subscribed and sworn to before me this 31ST Day of AUGUST, 2025

Notary Public: Barbara A Mitchell  
My Commission expires: 07/17/27

## 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.

BARBARA A. MITCHELL  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires  
July 17, 2027

AMOUNT CERTIFIED \$ 107,210.49

ARCHITECT: HARDING MODE JOINT VENTURE

By: J. JAMES MC, PRINCIPAL Date: 9/26/25

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.

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

Project: **PERSHING ROAD CENTER BUILDING UPGRADES**  
PBC Project #: **04026**

Contractor: **ALL CONSTRUCTION GROUP**  
**1425 SOUTH 55TH COURT**  
**CICERO, IL 60804**

Job Location: **1819 WEST PERSHING ROAD, CHICAGO, IL 60609**

Owner: **PUBLIC BUILDING COMMISSION OF CHICAGO**

Application for Payment #: **25**  
Period Ending: **08/31/25**

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

The affiant, being first duly sworn on oath, deposes and says that he/she is **LUIS PUIG, PRESIDENT**, of **ALL CONSTRUCTION GROUP**, 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. **PS3071** dated the 25TH day of APRIL, 2022, for the following project:

**PERSHING ROAD CENTER BUILDING UPGRADES**

that the following statements are made for the purpose of procuring a partial payment of \$ 107,210.49 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:

**CONSTRUCTION (pre con; trades; gen req)**

PRECONSTRUCTION SERVICES		-----Work Completed-----													
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
0150	ALL Construction Group	Preconstruction Services	100,000.00	-	-	-	100,000.00	100%	100,000.00	-	100,000.00	-	100,000.00	-	-
SUBTOTAL PRECONSTRUCTION COSTS			100,000.00	-	-	-	100,000.00	100%	100,000.00	-	100,000.00	-	100,000.00	-	-

**TRADE CONTRACTOR COSTS**

		-----Work Completed-----													
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
00900	To Be Let	IGMP Buyout	113,283.20	(113,283.20)	-	-	-	0%	-	-	-	-	-	-	-
02100	To Be Let	Movement of Materials	-	1,087,494.28	-	(275,666.18)	811,828.10	0%	-	-	-	-	-	-	811,828.10
02100	Right Size Facility Performance	Movement of Materials	-	325,300.00	-	(15,060.00)	310,240.00	100%	310,240.00	-	310,240.00	15,512.00	294,728.00	-	15,512.00
02220	To Be Let	Abatement/Demolition	-	-	-	-	-	0%	-	-	-	-	-	-	-
02220	To Be Let	Demo Sprinklers	-	64,875.00	-	(30,522.32)	34,352.68	0%	-	-	-	-	-	-	34,352.68
02220	To Be Let	Abatement	-	212,750.00	-	(172,121.00)	40,629.00	0%	-	-	-	-	-	-	40,629.00
02220	To Be Let	Demo Acoustical Ceilings	-	565,600.00	-	(98,400.00)	467,200.00	0%	-	-	-	-	-	-	467,200.00
02220	Luse Environmental Services	Abatement/Demolition	1,825,000.00	995,150.00	-	517,797.90	3,337,947.90	100%	3,337,947.90	-	3,337,947.90	166,897.40	3,171,050.50	-	166,897.40
02800	Fence Masters, Inc.	Ornamental Fencing	-	70,000.00	-	-	70,000.00	100%	70,000.00	-	70,000.00	3,500.00	66,500.00	-	3,500.00
04000	ALL Construction Group	Concrete Repairs/Masonry	-	-	-	216,854.43	216,854.43	100%	216,854.43	-	216,854.43	10,842.72	206,011.71	-	10,842.72
05510	Great Lakes Stair & Steel	Metal Stairs & Railings	-	-	-	98,400.00	98,400.00	14%	11,500.00	2,490.00	13,990.00	1,399.00	10,350.00	2,241.00	85,809.00
06100	To Be Let	General Prep/Build Out	-	47,963.57	-	(47,963.57)	-	0%	-	-	-	-	-	-	-
09700	ALL Construction Group	Carpentry/Drywall	-	221,663.15	-	61,940.57	283,603.72	100%	283,603.72	-	283,603.72	14,180.19	269,423.53	-	14,180.19
14000	To Be Let	Elevators	-	2,620,000.00	-	(1,897,155.92)	722,844.08	0%	-	-	-	-	-	-	722,844.08
14000	Anderson Elevator Company	Elevators	-	-	-	1,749,582.92	1,749,582.92	8%	139,015.66	-	139,015.66	13,901.56	125,114.10	-	1,624,468.82
15300	To Be Let	Fire Protection	-	-	-	-	-	0%	-	-	-	-	-	-	-
15300	C. L. Doucette, Inc.	Fire Protection	2,992,500.00	-	-	44,661.00	3,037,161.00	100%	3,013,730.00	10,000.00	3,023,730.00	302,373.00	2,712,357.00	9,000.00	315,804.00
15400	Adamson Plumbing Contractors	Plumbing	-	-	-	41,920.23	41,920.23	57%	5,000.00	18,720.23	23,720.23	2,372.02	4,500.00	16,848.21	20,572.02
15500	Ideal Heating Company	HVAC	-	172,888.00	-	369,784.57	542,672.57	89%	482,046.50	-	482,046.50	24,102.33	457,944.17	-	84,728.40
15500	To Be Let	HVAC	-	244,672.00	-	(227,999.50)	16,672.50	0%	-	-	-	-	-	-	16,672.50

ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
16000	To Be Let	Electrical	-	205,000.00	-	(205,000.00)	-	0%	-	-	-	-	-	-	-
16000	Jolen Electric & Communications	Electrical	-	1,795,000.00	-	262,653.73	2,057,653.73	100%	2,021,994.18	34,200.00	2,056,194.18	182,774.04	1,842,640.14	30,780.00	184,233.59
16720	To Be Let	Fire Alarm	-	-	-	-	-	0%	-	-	-	-	-	-	-
16720	Broadway Electric, Inc.	Fire Alarm	1,284,000.00	-	-	142,276.07	1,426,276.07	99%	1,405,289.07	9,100.00	1,414,389.07	141,438.91	1,264,760.16	8,190.00	153,325.91
															-
<b>SUBTOTAL TRADE CONTRACTOR COSTS</b>			<b>6,214,783.20</b>	<b>8,515,072.80</b>	<b>-</b>	<b>535,982.93</b>	<b>15,265,838.93</b>	<b>74%</b>	<b>11,297,221.46</b>	<b>74,510.23</b>	<b>11,371,731.69</b>	<b>879,293.17</b>	<b>10,425,379.31</b>	<b>67,059.21</b>	<b>4,773,400.41</b>

GENERAL REQUIREMENTS			-----Work Completed-----												
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
6200	ALL Construction Group	General Requirements	100,000.00	417,217.13	-	-	517,217.13	87%	447,547.49	821.75	448,369.24	44,836.92	402,792.74	739.58	113,684.81
<b>SUBTOTAL COST OF CONSTRUCTION (genl req &amp; trades)</b>			<b>6,314,783.20</b>	<b>8,932,289.93</b>	<b>-</b>	<b>535,982.93</b>	<b>15,783,056.06</b>	<b>75%</b>	<b>11,744,768.95</b>	<b>75,331.98</b>	<b>11,820,100.93</b>	<b>924,130.09</b>	<b>10,828,172.05</b>	<b>67,798.79</b>	<b>4,887,085.22</b>

CONTINGENCIES / ALLOWANCES			-----Work Completed-----												
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
6600	Public Building Commission	Environmental Allowance	100,000.00	50,000.00	-	(100,000.00)	50,000.00	0%	-	-	-	-	-	-	50,000.00
6700	ALL Construction Group	CM's Contingency	320,739.16	179,260.84	-	(332,669.12)	167,330.88	63%	105,760.00	-	105,760.00	-	105,760.00	-	61,570.88
6800	Public Building Commission	Commission's Contingency	320,739.16	479,260.84	-	-	800,000.00	0%	-	-	-	-	-	-	800,000.00
<b>SUBTOTAL CONTINGENCY/ALLOWANCES</b>			<b>741,478.32</b>	<b>708,521.68</b>	<b>-</b>	<b>(432,669.12)</b>	<b>1,017,330.88</b>	<b>10%</b>	<b>105,760.00</b>	<b>-</b>	<b>105,760.00</b>	<b>-</b>	<b>105,760.00</b>	<b>-</b>	<b>911,570.88</b>
<b>TOTAL COST OF THE WORK (pre con;trades; genl req; allowances; contingencies)</b>			<b>7,156,261.52</b>	<b>9,640,811.61</b>	<b>-</b>	<b>103,313.81</b>	<b>16,900,386.94</b>	<b>71%</b>	<b>11,950,528.95</b>	<b>75,331.98</b>	<b>12,025,860.93</b>	<b>924,130.09</b>	<b>11,033,932.05</b>	<b>67,798.79</b>	<b>5,798,656.10</b>

INSURANCE / BOND			-----Work Completed-----												
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
5500	ALL Construction Group	Performance & Payment Bond	71,211.12	98,719.78	-	1,223.10	171,154.00	100%	171,154.00	-	171,154.00	-	171,154.00	-	-
5600	ALL Construction Group	Insurance	71,211.13	98,719.78	-	1,223.09	171,154.00	100%	171,154.00	-	171,154.00	-	171,154.00	-	-
<b>SUBTOTAL INSURANCE/BOND</b>			<b>142,422.25</b>	<b>197,439.56</b>	<b>-</b>	<b>2,446.19</b>	<b>342,308.00</b>	<b>100%</b>	<b>342,308.00</b>	<b>-</b>	<b>342,308.00</b>	<b>-</b>	<b>342,308.00</b>	<b>-</b>	<b>-</b>

GENERAL CONDITIONS			-----Work Completed-----												
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
5900	ALL Construction Group	General Conditions	828,638.38	917,378.78	-	(105,760.00)	1,640,257.16	94%	1,495,741.28	38,751.50	1,534,492.78	153,449.28	1,346,167.15	34,876.35	259,213.66
<b>SUBTOTAL GENERAL CONDITIONS</b>			<b>828,638.38</b>	<b>917,378.78</b>	<b>-</b>	<b>(105,760.00)</b>	<b>1,640,257.16</b>	<b>94%</b>	<b>1,495,741.28</b>	<b>38,751.50</b>	<b>1,534,492.78</b>	<b>153,449.28</b>	<b>1,346,167.15</b>	<b>34,876.35</b>	<b>259,213.66</b>

CONSTRUCTION MANAGEMENT FEE			-----Work Completed-----												
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Amended GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Complete	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
5800	ALL Construction Group	Construction Manager's Fee	214,687.85	289,224.34	-	-	503,912.19	74%	370,350.01	5,039.28	375,389.29	37,538.93	333,315.01	4,535.35	166,061.83
<b>SUBTOTAL CONSTRUCTION MANAGEMENT SERVICES</b>			<b>214,687.85</b>	<b>289,224.34</b>	<b>-</b>	<b>-</b>	<b>503,912.19</b>	<b>74%</b>	<b>370,350.01</b>	<b>5,039.28</b>	<b>375,389.29</b>	<b>37,538.93</b>	<b>333,315.01</b>	<b>4,535.35</b>	<b>166,061.83</b>
<b>TOTAL INITIAL GMP PROJECT COST</b>			<b>8,342,010.00</b>	<b>11,044,854.29</b>	<b>-</b>	<b>0.00</b>	<b>19,386,864.29</b>	<b>74%</b>	<b>14,158,928.24</b>	<b>119,122.76</b>	<b>14,278,051.00</b>	<b>1,115,118.30</b>	<b>13,055,722.21</b>	<b>107,210.49</b>	<b>6,223,931.59</b>



**PUBLIC BUILDING COMMISSION OF CHICAGO**

**EXHIBIT A**

**CONTRACTOR'S SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (3 of 3)**

AMOUNT OF ORIGINAL CONTRACT	\$ 8,342,010.00	TOTAL AMOUNT REQUESTED	\$ 14,278,051.00
EXTRAS TO CONTRACT	\$ 11,044,854.29	LESS 5 / 10% RETAINED	\$ 1,115,118.30
TOTAL CONTRACT & EXTRAS	\$ 19,386,864.29	NET AMOUNT EARNED	\$ 13,162,932.70
CREDITS TO CONTRACT	\$ -	AMOUNT OF PREVIOUS PAYMENTS	\$ 13,055,722.21
ADJUSTED CONTRACT PRICE	\$ 19,386,864.29	AMOUNT DUE THIS PAYMENT	\$ 107,210.49
		BALANCE TO COMPLETE	\$ 6,223,931.59

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 **LUIS PUIG**  
Title **PRESIDENT**

Subscribed and sworn to before me this **31ST day of AUGUST, 2025**

  
Notary Public

My Commission expires:

**07/17/27**

