



## Public Building Commission of Chicago Contractor Payment Information

Project: North Park Village Gymnastics Center (Building B)

**Contract #: PS3076**

Contractor: ALL Construction Group

Payment Application: #8

Amount Paid: \$ 197,428.27

Date of Payment to Contractor: 12/19/25

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: 08/31/25

PROJECT: NORTH PARK VILLAGE GYMNASTICS CENTER - BUILDING B

Pay Application No.: 8  
For the Period: 05/01/25 to 08/31/25  
Contract No.: PS3076

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:		<u>ALL CONSTRUCTION GROUP</u>		
FOR:		<u>CONSTRUCTION MANAGER AT RISK SERVICES</u>		
Is now entitled to the sum of:		\$	<u>197,428.27</u>	
ORIGINAL CONTRACTOR PRICE	\$	<u>755,375.00</u>		
ADDITIONS	\$	<u>844,625.00</u>		
DEDUCTIONS	\$	<u>-</u>		
NET ADDITION OR DEDUCTION	\$	<u>844,625.00</u>		
ADJUSTED CONTRACT PRICE	\$	<u>1,600,000.00</u>		
TOTAL AMOUNT EARNED			\$	<u>1,345,699.84</u>
TOTAL RETENTION			\$	<u>62,654.12</u>
a) Reserve Withheld @ 10% of Total Amount Earned, but Not to Exceed 5% of Contract Price				
			\$	<u>62,654.12</u>
b) Liens and Other Withholding				
			\$	<u>-</u>
c) Liquidated Damages Withheld				
			\$	<u>-</u>
TOTAL PAID TO DATE (Include this Payment)			\$	<u>1,283,045.72</u>
LESS: AMOUNT PREVIOUSLY PAID			\$	<u>1,085,617.45</u>
AMOUNT DUE THIS PAYMENT			\$	<u>197,428.27</u>

Architect/Engineer: KOO, LLC



ANDREW BUCK, PROJECT ARCHITECT

10.13.2025

Date

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## 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: **NORTH PARK VILLAGE GYMNASTICS CENTER - BUILDING B**  
**5801 NORTH PULASKI ROAD**  
**CHICAGO, IL 60646**

Distribution to:

APPLICATION #: **8**  
 PERIOD FROM: **05/01/25**  
 PERIOD TO: **08/31/25**  
 APPLICATION DATE: **08/31/25**

☒ OWNER  
☒ ARCHITECT  
☐ CONTRACTOR  
☐  
☐

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

VIA ARCHITECT:  
**KOO, LLC**  
**55 SOUTH WACKER DRIVE**  
**CHICAGO, IL 60601**

CONTRACT DATE: **04/25/22**

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	755,375.00
2. Net change by Change Orders	\$	844,625.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,600,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,345,699.84
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	62,654.12
b. 5 % of Stored Material (Column F on G703) Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	-
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	62,654.12
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,283,045.72
8. CURRENT PAYMENT DUE	\$	1,085,617.45
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	197,428.27
	\$	316,954.28

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 844,625.00	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ 844,625.00	\$ -
NET CHANGES by Change Order	\$	844,625.00

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 .....\$ **196,168.73**

ARCHITECT: **KOO, LLC**

By: Andrew Buck Date: **10.13.2025**  
**ANDREW BUCK, PROJECT ARCHITECT**

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.

**CONTRACTOR'S SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (page 1 of 3)**

ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Proposed	GMP	PBC Change Orders	GC Change Orders	Adjusted Contract Amount	% Comple te	Previous	Current	Total to Date	Retainage	Net Previous Billing	Net Amount Due	Remaining to Bill
6200	ALL Construction Group Cicero, IL	General Requirements	110,000.00	(50,217.11)		-	(57,782.89)	2,000.00	75%	-	<b>1,501.42</b>	1,501.42	75.07	-	<b>1,426.35</b>	573.65
<b>SUBTOTAL COST OF CONSTRUCTION (genl req &amp; trades)</b>			<b>569,679.88</b>	<b>604,142.01</b>		<b>-</b>	<b>(57,782.89)</b>	<b>1,116,039.00</b>	<b>89%</b>	<b>969,925.00</b>	<b>26,501.42</b>	<b>996,426.42</b>	<b>49,821.32</b>	<b>921,428.75</b>	<b>25,176.35</b>	<b>169,433.90</b>

CONTINGENCIES / ALLOWANCES								-----Work Completed-----							
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Proposed 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 Chicago, IL	Environmental Allowance	50,000.00	(25,000.00)	-	-	25,000.00	0%	-	-	-	-	-	-	25,000.00
6700	ALL Construction Group Cicero, IL	CM's Contingency	29,983.99	17,252.07	-	(2,136.93)	45,099.13	0%	-	-	-	-	-	-	45,099.13
6800	Public Building Commission Chicago, IL	Commission's Contingency	29,983.99	17,252.07	-	-	47,236.06	0%	-	-	-	-	-	-	47,236.06
SUBTOTAL CONTINGENCY/ALLOWANCES			109,967.98	9,504.14	-	(2,136.93)	117,335.19	0%	-	-	-	-	-	-	117,335.19
TOTAL COST OF THE WORK (pre con;trades; genl req; allowances; contingenc			709,647.86	650,508.62	-	(59,919.82)	1,300,236.66	82%	1,036,787.47	26,501.42	1,063,288.89	49,821.32	988,291.22	25,176.35	286,769.09
INSURANCE / BOND								-----Work Completed-----							
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Proposed 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 Cicero, IL	Performance & Payment Bond	5,071.28	6,737.73	-	1,068.47	12,877.48	100%	6,139.75	6,737.73	12,877.48	-	6,139.75	6,737.73	-
5600	ALL Construction Group Cicero, IL	Insurance	5,071.29	6,737.72	-	1,068.46	12,877.47	100%	6,139.75	6,737.72	12,877.47	-	6,139.75	6,737.72	-
SUBTOTAL INSURANCE/BOND			10,142.57	13,475.45	-	2,136.93	25,754.95	100%	12,279.50	13,475.45	25,754.95	-	12,279.50	13,475.45	-
GENERAL CONDITIONS								-----Work Completed-----							
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Proposed 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 Cicero, IL	General Conditions	14,295.13	161,125.67	-	57,782.89	233,203.69	95%	73,295.01	148,882.50	222,177.51	11,108.88	67,421.94	143,646.69	22,135.06
SUBTOTAL GENERAL CONDITIONS			14,295.13	161,125.67	-	57,782.89	233,203.69	95%	73,295.01	148,882.50	222,177.51	11,108.88	67,421.94	143,646.69	22,135.06
CONSTRUCTION MANAGEMENT FEE								-----Work Completed-----							
ITEM # (same on SOV)	Subcontractor Name & Address	Type of Work	Original Contract Amount: Initial GMP	Proposed 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 Cicero, IL	Construction Manager's Fee	21,289.44	19,515.26	-	-	40,804.70	84%	19,266.02	15,212.47	34,478.49	1,723.92	17,624.79	15,129.78	8,050.13
SUBTOTAL CONSTRUCTION MANAGEMENT SERVICES			21,289.44	19,515.26	-	-	40,804.70	84%	19,266.02	15,212.47	34,478.49	1,723.92	17,624.79	15,129.78	8,050.13
TOTAL INITIAL GMP PROJECT COST			755,375.00	844,625.00	-	-	1,600,000.00	84%	1,141,628.00	204,071.84	1,345,699.84	62,654.12	1,085,617.45	197,428.27	316,954.28

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**EXHIBIT A**

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

AMOUNT OF ORIGINAL CONTRACT	\$ 755,375.00	TOTAL AMOUNT REQUESTED	\$ 1,345,699.84
EXTRAS TO CONTRACT	\$ 844,625.00	LESS 10% RETAINED	\$ 62,654.12
TOTAL CONTRACT & EXTRAS	\$ 1,600,000.00	NET AMOUNT EARNED	\$ 1,283,045.72
CREDITS TO CONTRACT	\$ -	AMOUNT OF PREVIOUS PAYMENTS	\$ 1,085,617.45
ADJUSTED CONTRACT PRICE	\$ 1,600,000.00	AMOUNT DUE THIS PAYMENT	\$ 197,428.27
		BALANCE TO COMPLETE	\$ 316,954.28

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.

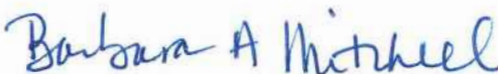
That the Waivers of Lien and submitted herewith by affiant and each of the aforesaid persons, are true, correct, and genuine; that each and every Waiver of Lien was delivered unconditionally; that there is no claim either legal or equitable to defeat the validity of any of said Waivers of Lien; that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

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