



Public Building Commission of Chicago Contractor Payment Information

Project: FPDCC Metal Buildings (McGinnis)

Contract #: C1613

Contractor: Accel Construction Services Group

Payment Application: **#8**

Amount Paid: **\$ 277,283.92**

Date of Payment to Contractor: **2/17/26**

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.

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

DATE: 11/3/2025

PROJECT: McGinnis Field Station

Pay Application No.: 8

For the Period: 10/1/2025 to 10/31/2025

Contract No.: C1613

In accordance with Resolution No. 8, adopted by the Public Building Commission of Chicago on 9/19/2025, relating to the \$216,219.75 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>Accel Construction Services Group</u>	
FOR: <u>October Pay Application</u>	
Is now entitled to the sum of: _____ \$	308,093.25
<hr/>	
ORIGINAL CONTRACTOR PRICE	<u>\$1,908,230.00</u>
ADDITIONS	<u>\$0.00</u>
DEDUCTIONS	<u>\$0.00</u>
NET ADDITION OR DEDUCTION	<u>\$0.00</u>
ADJUSTED CONTRACT PRICE	<u>\$1,908,230.00</u>
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TOTAL AMOUNT EARNED	\$ 1,560,602.29
TOTAL RETENTION	\$ -
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a) Reserve Withheld @ 10% of Total Amount Earned, but Not to Exceed 5% of Contract Price	<u>\$ 156,060.23</u>
b) Liens and Other Withholding	<u>\$ -</u>
c) Liquidated Damages Withheld	<u>\$ -</u>
<hr/>	
TOTAL PAID TO DATE (Include this Payment)	\$ 1,404,542.06
LESS: AMOUNT PREVIOUSLY PAID	\$ 1,127,258.14
AMOUNT DUE THIS PAYMENT	\$ 277,283.92

Architect Engineer: _____

 12.15.2025
signature, date

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A
CONTRACTOR'S SWORN STATEMENT AND AFFIDAVIT FOR PARTIAL PAYMENT (page 1 of _)

Project Name: McGinnis Field Station
 PBC Project #: C1613
 Job Location: 13700 South 110th Ave, Orland Park, IL 60467
 Owner: Public Building Commission Of Chicago

CONTRACTOR: **Accel Construction Services Group**

STATE OF ILLINOIS)
 COUNTY OF)

The affiant, being first duly sworn on oath, deposes and says that he/she is Vice President, of Accel Construction Services 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. C1613, dated the 28 day of July, 2025, for the following project:

McGinnis Field Station
 that the following statements are made for the purpose of procuring a partial payment of 277,283.92 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 # (same on SOV)	Subcontractor Name & Address	Type of Work	Original contract amount	PBC Change Orders	Genl Core Change Orders	Adjusted Contract Amt	-----Work Completed-----				retainage	net previous billing	net amount due	remaining to bill
							% Complete	Previous	Current	Total to date				
0100	Accel Construction Services Group 2211 N. Elston Ave, Suite 302 Chicago, IL 60614	General Contractor	488,667.01	0.00	0.00	488,667.01	98%	457,925.30	18,920.00	476,845.30	47,684.53	412,132.78	17,027.99	59,506.24
0200	American Demolition 480 Randy Rd Carol Stream, IL 60188	Demolition	18,000.00	0.00	0.00	18,000.00	100%	18,000.00	0.00	18,000.00	1,800.00	16,200.00	0.00	1,800.00
0300	Miller Concrete OS271, Town Rd West Chicago, IL 60185	Concrete	75,675.00	0.00	0.00	75,675.00	98%	59,965.00	14,210.00	74,175.00	7,417.50	53,968.50	12,789.00	8,917.50
0400	South Chicago Steel Works 3447 W 71st St Chicago, IL 60629	Misc Metals	3,520.00	0.00	0.00	3,520.00	100%	3,520.00	0.00	3,520.00	352.00	3,168.00	0.00	352.00
0500	Raynor Door Authority 9450 Forest Hills Rd Loves Park, IL 61111	Overhead Doors	9,800.00	0.00	0.00	9,800.00	63%	0.00	6,144.00	6,144.00	614.40	0.00	5,529.60	4,270.40
0600	JP Phillips 3230 Wolf Road Franklin Park, IL 60131	Carpentry	20,000.00	0.00	0.00	20,000.00	90%	0.00	18,000.00	18,000.00	1,800.00	0.00	16,200.00	3,800.00
0700	Chapple Design Build 1024 W Main St, Suite 200 St. Charles, IL 60174	Metal Building	194,000.00	0.00	0.00	194,000.00	95%	131,464.75	52,835.25	184,300.00	18,430.00	118,318.27	47,551.73	28,130.00
0800	Brandenburger Plumbing 3245 W. 111th St Chicago, IL 60655	Plumbing/Site Utilities	150,000.00	0.00	0.00	150,000.00	100%	134,450.00	15,550.00	150,000.00	15,000.00	121,005.00	13,995.00	15,000.00
0900	Quality Mechanical Inc. 16221 Clinton St Harvey, IL 60426	HVAC	280,000.00	0.00	0.00	280,000.00	81%	144,684.00	83,361.00	228,045.00	22,804.50	130,215.60	75,024.90	74,759.50
1000	Evergreen Electric Co. 10012 S Kedzie Avenue Evergreen Park, IL 60805	Electrical	475,000.00	0.00	0.00	475,000.00	62%	245,420.00	50,073.00	295,493.00	29,549.30	220,878.00	45,065.70	209,056.30
1100	Roy Zenere Trucking 317 E Margaret St Thornton, IL 60476	Earthwork/Excavation	48,832.99	0.00	0.00	48,832.99	100%	48,832.99	0.00	48,832.99	4,883.30	43,949.69	0.00	4,883.30
1200	Brick Paver Solutions 849 Rock Island Avenue Rockdale, IL 60436	Landscape	9,000.00	0.00	0.00	9,000.00	100%	0.00	9,000.00	9,000.00	900.00	0.00	8,100.00	900.00
1300	Champion Paving Corp PO Box 610/221 Industrial dr. Hampshire, IL 60140	Asphalt Paving	40,000.00	0.00	0.00	40,000.00	100%	0.00	40,000.00	40,000.00	4,000.00	0.00	36,000.00	4,000.00
1400	Proline Fence 13225 W Onondaga Trail Homer Glen, IL 60491	Fencing	8,247.00	0.00	0.00	8,247.00	100%	8,247.00	0.00	8,247.00	824.70	7,422.30	0.00	824.70
1500	PBC Contingency and Allowance	Owner	85,000.00	0.00	0.00	85,000.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	85,000.00
							0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL page1			1,905,742.00	0.00	0.00	1,905,742.00	82%	1,252,509.04	308,093.25	1,560,602.29	156,060.23	1,127,258.14	277,283.92	501,199.94

subtotal page 1	1,905,742.00	0.00	0.00	1,905,742.00	0%	1,252,509.04	308,093.25	1,560,602.29	156,060.23	1,127,258.14	277,283.92	501,199.94
subtotal page 2	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00
subtotal page 2	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	1,905,742.00	0.00	0.00	1,905,742.00	0%	1,252,509.04	308,093.25	1,560,602.29	156,060.23	1,127,258.14	277,283.92	501,199.94

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A

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

AMOUNT OF ORIGINAL CONTRACT	\$1,905,742.00	TOTAL AMOUNT REQUESTED	\$1,560,602.29
EXTRAS TO CONTRACT	\$0.00	LESS 10% RETAINED	\$156,060.23
TOTAL CONTRACT AND EXTRAS	\$1,905,742.00	NET AMOUNT EARNED	\$1,404,542.06
CREDITS TO CONTRACT	\$0.00	AMOUNT OF PREVIOUS PAYMENTS	\$1,127,258.14
ADJUSTED CONTRACT PRICE	\$1,905,742.00	AMOUNT DUE THIS PAYMENT	\$277,283.92
		BALANCE TO COMPLETE	\$501,199.94

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 John Casero
 Title Sr. pm

Subscribed and sworn to before me this 10th day of December, 2025


 Notary Public
 My Commission expires _____

