



4130 Timberlane Dr.
Northbrook, IL 60062
847-919-4980 – Office
847-656-5002 – Fax
info@dkersey.com
www.dkersey.com

LETTER OF TRANSMITTAL

DATE:	May 28, 2026
DKCC Job No.	203
Architect Project No.	250035
TO:	Building Technology Consultants, Inc. Attn: Chris Kottra 1845 E. Rand Road, Suite L-100 Arlington Heights, IL 60005
RE:	Palos Heights Public Library Bay Window Façade Repairs 12501 S. 71 st Avenue, Palos Heights, IL 60463

WE ARE SENDING YOU THE FOLLOWING:

Copies	Date	Number	Description
1	5/27/26		AIA G702/703 – Application for Payment #2
1	5/27/26		Waiver of Lien to Date – D Kersey Construction Co.

These are transmitted as checked below: Remarks:

- ☐ For approval
- ☒ For your use
- ☐ As requested
- ☐ For review and comment
- ☒ Process for payment

SIGNED: _____



Brian D. Kersey, Project Manager

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

AIA Document G702 - 1992 - APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF 2 PAGES

TO OWNER:
Palos Heights Public Library
12501 South 71st Avenue
Palos Heights, IL 60463

FROM CONTRACTOR:
D Kersey Construction Company
4130 Timberlane Drive
Northbrook, IL 60062

PROJECT:
Bay Window Façade Repairs
12501 South 71st Avenue
Palos Heights, IL 60463
VIA ARCHITECT
Building Technology Consultants, Inc.
1845 East Rand Road
Arlington Heights, IL 60004

APPLICATION NO: 2 Distribution to:
PERIOD TO: 6/1/2026
CONTRACT DATE: 12/17/2025
PROJECT NOS: 25-158

☐	Owner
☒	Architect
☐	Contractor
☐	Field
☐	Other

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

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

AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM-----	\$	192,580.00
2. NET CHANGE BY CHANGE ORDERS-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	192,580.00
4. TOTAL COMPLETED & STORED TO DATE-\$		110,400.00

(Column G on G703)

5. RETAINAGE:

a. 10.0%	\$	11,040.00
(Column D+E on G703)		
b. 10.0% of Stored Material	\$	
(Column F on G703)		

Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	11,040.00
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6. TOTAL EARNED LESS RETAINAGE-----	\$	99,360.00
(Line 4 minus Line 5 Total)		

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)-----	\$	38,991.60
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8. CURRENT PAYMENT DUE-----	\$	60,368.40
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9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	93,220.00
(Line 3 minus Line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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 therein is now due.

CONTRACTOR:

By: Douglas L Kersey Date: 5/27/2026

Douglas L Kersey President

State of: Illinois

County of: Cook

Subscribed and sworn to before
me this 27th day of May, 2026

Notary Public: Douglas L Kersey
My Commission expires: 8/9/2025

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising 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 ----- \$
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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 of Contractor under this Contract.

AIA® DOCUMENT G703™ - 1992 - CONTINUATION SHEET (Conforms with AIA® G702™ & G703™)

Page 2 of 2 Pages

AIA Document G702™-1992, Application and Certificate for Payment or G732™-2009, Application and Certificate for Payment,

APPLICATION NO: 2

Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

APPLICATION DATE: 5/27/2026

In tabulations below, amounts are in US dollars.

PERIOD TO: 6/1/2026

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 25-158

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored <i>(Not In D of E)</i>	G		H Balance To Finish <i>(C - G)</i>	I Retainage <i>(if variable rate)</i>
			From Previous Application <i>(D + E)</i>	This Period		Total Completed And Stored To Date <i>(D + E + F)</i>	% <i>(G÷C)</i>		
1	General Conditions - D Kersey	18,414.00	5,500.00	4,600.00		10,100.00	55%	8,314.00	1,010.00
2	Bond and Insurance - D Kersey	3,800.00	3,800.00			3,800.00	100%		380.00
3	Site Supervision - D Kersey	18,000.00	5,400.00	7,200.00		12,600.00	70%	5,400.00	1,260.00
4	Mobilization - D Kersey	3,800.00	3,800.00			3,800.00	100%		380.00
5	Overhead and Profit - D Kersey	26,000.00	7,800.00	6,500.00		14,300.00	55%	11,700.00	1,430.00
6	Demolition - D Kersey	6,116.00	5,024.00	1,092.00		6,116.00	100%		611.60
7	Demolition - Ornealas	10,800.00	6,140.00	4,660.00		10,800.00	100%		1,080.00
8	Carpentry and Flashing - Ornelas	8,884.00	5,860.00	3,024.00		8,884.00	100%		888.40
9	Metal Panels and Caulking - Alloy Arch.	80,566.00		40,000.00		40,000.00	50%	40,566.00	4,000.00
10	Site Restoration - D Kersey	5,000.00						5,000.00	
11	Operator Allowance for Inspection - D Kersey	1,200.00						1,200.00	
12	Allowance	10,000.00						10,000.00	
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SUBTOTAL PAGE 1		192,580.00	43,324.00	67,076.00		110,400.00	57%	82,180.00	11,040.00

AIA® DOCUMENT G703™ - 1992 - CONTINUATION SHEET (Conforms with AIA® G702™ & G703™)

Page 2 of 2 Pages

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In tabulations below, amounts are in US dollars.

PERIOD TO: 6/1/2026

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 25-158

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D of E)	G		H Balance To Finish (C - G)	I Retainage (if variable rate)
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G÷C)		
1	General Conditions - D Kersey	68,900.00	24,106.00	20,380.00		44,486.00	65%	24,414.00	
2	Mobilization - D Kersey	4,000.00	4,000.00			4,000.00	100%		
3	Panel Removal - Ornelas	10,800.00	7,128.00	3,672.00		10,800.00	100%		
4	Flashing Repairs - Ornelas	8,884.00	5,860.00	3,024.00		8,884.00	100%		
5	Panel Reinstallation - Alloy	62,980.00		20,414.00		20,414.00	32%	42,566.00	
6	Engineer's access - D Kersey	1,200.00						1,200.00	
7	Additional Work, T&M-Allowance D Kersey	10,000.00						10,000.00	
8	Demobilization - D Kersey	4,000.00						4,000.00	
9									
10	Alternate #1 - P&P Bond	1,930.00	1,930.00			1,930.00	100%		
11	Alternate #2 - New Metal Panel Material - Alloy	19,586.00		19,586.00		19,586.00	100%		
12	Alternate #3 - P&P Bond (Alt. 2) - D Kersey	300.00	300.00			300.00	100%		
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SUBTOTAL PAGE 1		192,580.00	43,324.00	67,076.00		110,400.00	57%	82,180.00	

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS
COUNTY OF COOK

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by the

to furnish
work for the premises known as

of which the
is the owner.

The undersigned, for and in consideration of
(\$60,368.40)

and other good and valuable considerations,

the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien of claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above- described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

PALOS HEIGHTS PUBLIC LIBRARY

BAY WINDOW FAÇADE REPAIRS
PALOS HEIGHTS PUBLIC LIBRARY
12501 S. 71st AVENUE, PALOS HEIGHTS, IL 60463
PALOS HEIGHTS PUBLIC LIBRARY

SIXTY THOUSAND, THREE HUNDRED SIXTY-EIGHT AND 40/100 DOLLARS

Date: **June 1, 2026**

Company Name:
Address:

D KERSEY CONSTRUCTION CO.
4130 TIMBERLANE DRIVE
NORTHBROOK, IL 60062



Signature and Title:

DOUGLAS L. KERSEY - PRESIDENT

*Extras include but are not limited to change orders, both oral and written, to the contract.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

TO WHOM IT MAY CONCERN:

The undersigned
being duly sworn, deposes and says that he or she is
of
who is the contractor furnishing
work on the building located at
owned by
That the total amount of the contract including extras* is
on which he or she has received payment of

DOUGLAS L. KERSEY
PRESIDENT

D KERSEY CONSTRUCTION CO.
BAY WINDOW FAÇADE REPAIRS
12501 SOUTH 71st AVENUE, PALOS HEIGHTS, IL 60463
PALOS HEIGHTS PUBLIC LIBRARY

ONE HUNDRED NINETY TWO THOUSAND, FIVE HUNDRED EIGHTY AND 00/100 DOLLARS (\$192,580.00)
THIRTY-EIGHT THOUSAND, NINE HUNDRED NINETY-ONE AND 60/100 DOLLARS (\$38,991.60)

prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub-contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specification:

Names	For What	Contract Price	Amount Paid	This Payment	Balance Due
D Kersey Construction Co. 4130 Timberlane Drive, Northbrook, IL 60062	G.C.s, Bonds, Ins. Supervision	\$ 92,330.00	\$ 28,191.60	\$ 17,452.80	\$ 46,685.60
Alloy Architectural Solutions 2045 Janice Avenue, Melrose Park, IL 60160	Metal Panes Sealants	\$ 80,566.00	\$ -	\$ 36,000.00	\$ 44,566.00
Ornelas Construction Company 12529 W Horseshoe Dr, New Lenox, IL 60451	Carpentry, Flashing	\$ 19,684.00	\$ 10,800.00	\$ 6,915.60	\$ 1,968.40
Total labor and material including extras* to complete.		\$ 192,580.00	\$ 38,991.60	\$ 60,368.40	\$ 93,220.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Date: **June 1, 2026**

Subscribed and sworn to before me this **1st** day of

Signature:
June, 2026

DOUGLAS L. KERSEY - PRESIDENT

*Extras include but are not limited to change orders, both oral and written, to the contract.


Notary Public