



August 5, 2026

Via E-Mail: jblazek@phlibrary.org

Mr. Jesse Blazek
Palos Heights Public Library
12501 South 71st Avenue
Palos Heights, Illinois 60463

Re: Payment Application No. 3
Bay Window Facade Repairs
Palos Heights Public Library
BTC Project No. 25-158

Dear Mr. Blazek:

We have received and reviewed the attached Application for Payment No. 3 from D Kersey Construction Company (DKersey) for the referenced project.

This application for payment is in the amount of \$73,701.50 and covers the work performed through July 31, 2026. In accordance with the provisions of the Agreement between Palos Height Public Library and DKersey, a retainage of \$9,108.50 has been deducted from this application for payment.

Based on our review of this application for payment and knowledge of the project, we recommend a payment of \$73,701.50 be issued to DKersey. This payment is due on September 5, 2026; 30 days after BTC received the application for payment. Once this payment is made, a balance of \$14,108.50 will remain in the Contract Sum. This remaining amount includes \$5,000 for site restoration and the balance of retainage.

Attached to the application for payment are partial waivers of lien. We recommend you review these waivers to ensure that it meets your requirements.



Mr. Jesse Blazek
BTC Project No. 25-158
August 5, 2026
Page 2 of 2

We appreciate the opportunity to be of service to you. If you have any questions, or if we can be of further assistance, please do not hesitate to call.

Sincerely,

Building Technology Consultants, Inc.

Christopher R. Kottra, PE, REWC, CCCA
Principal

Attachments: AIA Document G702 – Application and Certification for Payment
AIA Document G703 – Continuation Sheet
Partial Waivers of Lien

Copy to: Mr. Dan Eallonardo (Independent Construction Services)
Mr. Brian Kersey (DKersey)

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: 3 Distribution to:
PERIOD TO: 7/31/2026 ☐ Owner
☒ Architect
CONTRACT DATE: 12/17/2025 ☐ Contractor
☐ Field
PROJECT NOS: 25-158 ☐ 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-----	\$	-5,410.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	187,170.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on G703)		182,170.00

5. RETAINAGE:

a. 5.0% (Column D+E on G703)	\$	9,108.50
b. 5.0% of Stored Material (Column F on G703)	\$	

Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	9,108.50
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6. TOTAL EARNED LESS RETAINAGE----- (Line 4 minus Line 5 Total)	\$	173,061.50
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7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)-----	\$	99,360.00
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8. CURRENT PAYMENT DUE-----	\$	73,701.50
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9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	14,108.50
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CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		\$5,410.00
TOTALS		\$5,410.00
NET CHANGES by Change Order	-\$5,410.00	

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 therein is now due.

CONTRACTOR:

By: Douglas L Kersey Date: 8/3/2026

Douglas L Kersey, President

State of: Illinois

County of: Cook

Subscribed and sworn to before
me this 3rd day of August, 2026

Notary Public:

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 ----- \$ 73,701.50

(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: August 5, 2026

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: 3

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

APPLICATION DATE: 8/3/2026

In tabulations below, amounts are in US dollars.

PERIOD TO: 7/31/2026

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	10,100.00	8,314.00		18,414.00	100%	5,000.00	920.70
2	Bond and Insurance - D Kersey	3,800.00	3,800.00			3,800.00	100%		190.00
3	Site Supervision - D Kersey	18,000.00	12,600.00	5,400.00		18,000.00	100%		900.00
4	Mobilization - D Kersey	3,800.00	3,800.00			3,800.00	100%		190.00
5	Overhead and Profit - D Kersey	26,000.00	14,300.00	11,700.00		26,000.00	100%		1,300.00
6	Demolition - D Kersey	6,116.00	6,116.00			6,116.00	100%		305.80
7	Demolition - Ornelas	10,800.00	10,800.00			10,800.00	100%		540.00
8	Carpentry and Flashing - Ornelas	8,884.00	8,884.00			8,884.00	100%		444.20
9	Metal Panels and Caulking - Alloy Arch.	80,566.00	40,000.00	40,566.00		80,566.00	100%		4,028.30
10	Site Restoration - D Kersey	5,000.00							
11	Operator Allowance for Inspection - D Kersey	1,200.00		1,200.00		1,200.00	100%		60.00
12	Allowance	10,000.00		10,000.00		10,000.00	100%		500.00
13									
14	Change Order #1								
15	Unforeseen Demolition Work - Ornelas	5,040.00		5,040.00		5,040.00	100%		252.00
16	Allowance Credit - D Kersey	(10,000.00)		(10,000.00)		(10,000.00)	100%		(500.00)
17	Engineer's Lift time - Ornelas	750.00		750.00		750.00	100%		37.50
18	Credit Operator Allowance - D Kersey	(1,200.00)		(1,200.00)		(1,200.00)	100%		(60.00)
19									
20	Internal Contract Ajustment								
21	1.Ornelas Additional Demo	3,796.00		3,796.00		3,796.00	100%		189.80
22	1. D Kersey	(3,796.00)		(3,796.00)		(3,796.00)	100%		(189.80)
23	2. Alloy Architectural - ACM Panels	2,663.00		2,663.00		2,663.00	100%		133.15
24	2. D Kersey	(2,663.00)		(2,663.00)		(2,663.00)	100%		(133.15)
25									
26									
27									
28									
SUBTOTAL PAGE 1		187,170.00	110,400.00	71,770.00		182,170.00	97%	5,000.00	9,108.50

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 (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	44,486.00	23,414.00		67,900.00	99%	1,000.00	
2	Mobilization - D Kersey	4,000.00	4,000.00			4,000.00	100%		
3	Panel Removal - Ornelas	10,800.00	10,800.00			10,800.00	100%		
4	Flashing Repairs - Ornelas	8,884.00	3,042.00	5,842.00		8,884.00	100%		
5	Panel Reinstallation - Alloy	62,980.00	20,414.00	42,566.00		62,980.00	100%		
6	Engineer's access - D Kersey	1,200.00		1,200.00		1,200.00	100%		
7	Additional Work, T&M-Allowance D Kersey	10,000.00		10,000.00		10,000.00	100%		
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%		
13									
14	Change Order #1 - Credit Unused Allowance	(5,410.00)		(5,410.00)		(5,410.00)			
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
SUBTOTAL PAGE 1		187,170.00	104,558.00	77,612.00		182,170.00	97%	5,000.00	

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
(\$73,701.50)

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

SEVENTY-THREE THOUSAND, SEVEN HUNDRED ONE AND 50/00 DOLLARS

Date: **August 3, 2026**

Company Name:
Address:

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



Signature and Title:

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

DOUGLAS L. KERSEY - PRESIDENT

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 EIGHTY SEVEN THOUSAND, ONE HUNDRED SEVENTY AND 00/00 DOLLARS (\$187,170.00)
NINETY-NINE THOUSAND, THREE HUNDRED SIXTY AND 00/00 DOLLARS (\$99,360.00)

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	\$ 74,671.00	\$ 45,644.40	\$ 20,543.05	\$ 8,483.55
Alloy Architectural Solutions 2045 Janice Avenue, Melrose Park, IL 60160	Metal Panes Sealants	\$ 83,229.00	\$ 36,000.00	\$ 43,067.55	\$ 4,161.45
Ornelas Construction Company 12529 W Horseshoe Dr, New Lenox, IL 60451	Carpentry, Flashing	\$ 29,270.00	\$ 17,715.60	\$ 10,090.90	\$ 1,463.50
Total labor and material including extras* to complete.		\$ 187,170.00	\$ 99,360.00	\$ 73,701.50	\$ 14,108.50

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: **August 3, 2026**

Subscribed and sworn to before me this **3rd** day of

Signature: **AUGUST, 2026**

DOUGLAS L. KERSEY - PRESIDENT

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



Brian Douglas Kersey
Notary Public

WAIVER OF LIEN TO DATE

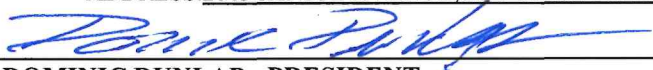
STATE OF ILLINOIS }
COUNTY OF COOK } SS
TO WHOM IT MAY CONCERN:

Gty # _____
Escrow # _____

WHEREAS the undersigned has been employed by D KERSEY CONSTRUCTION CO.
to furnish Labor, Material & Equipment to Complete METAL WALL PANEL & SHEET METAL work for the premises known as PALOS HEIGHT PUBLIC LIBRARY, 12501 S. 71st AVENUE, PALOS HEIGHTS, IL 60463 of which PALOS HEIGHTS PUBLIC LIBRARY is the owner.

THE undersigned, for and in consideration the sum of THIRTY-SIX THOUSAND AND 00/00 DOLLARS (\$ 36,000.00) 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.*

DATE : 8/5/2026 COMPANY NAME: ALLOY ARCHITECTURAL SOLUTIONS
ADDRESS: 2045 JANICE AVENUE, MELROSE PARK, IL 60160

SIGNATURE AND TITLE: 
DOMINIC DUNLAP - PRESIDENT

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

CONTRACTOR'S AFFIDAVIT

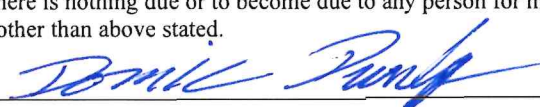
TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, DOMINIC DUNLAP BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS PRESIDENT OF ALLOY ARCHITECTURAL SOLUTIONS WHO IS THE
CONTRACTOR FURNISHING METAL WALL PANELS AND SHEET METAL WORK ON THE BUILDINGS LOCATED AT 12501 S. 71st AVENUE, PALOS HEIGHTS, IL 60463 OWNED BY PALOS HEIGHTS PUBLIC LIBRARY

That the total amount of the contract including extras* is EIGHTY THOUSAND, FIVE HUNDRED SIXTY-SIX AND /00 DOLLARS (\$80,566.00) on which he or she has received payment of ZERO AND 00/00 DOLLARS (\$0.00) 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 and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts 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 AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLDG EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Alloy Architectural Solutions	Metal Wall Panels and Sheet Metal	\$ 80,566.00	\$ 0.00	\$ 36,000.00	\$44,566.00
All material taken from fully-paid stock and delivered to jobsite on a company vehicle. All labor is fully-paid. No rental equipment used on this project.					
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.		\$ 80,566.00	\$ 0.00	\$36,000.00	\$44,566.00

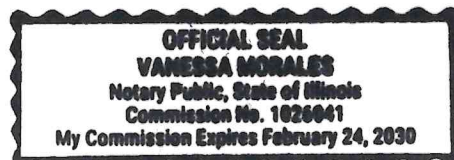
That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said other than above stated.

DATE: August 5, 2026 SIGNATURE : 

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF August 20 26.

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.


NOTARY PUBLIC



PARTIAL WAIVER OF LIEN TO DATE

STATE OF ILLINOIS
COUNTY OF ____ Will _____

OCC Job #	25-6506
Contract#	

WHEREAS the undersigned has been employed by
to furnish
for the premises known as
of which

D Kersey Construction Company
Labor & Material
Palos Heights Public Library
Palos Heights Public Library is the owner

THE undersigned for and in consideration of

Six Thousand Nine Hundred Fifteen Dollars and Sixty Cents

(**\$6,915.60**) Dollars, and other good and valuable

considerations, the receipt whereof is hereby acknowledged and do(es) hereby waive and release any and all lien or 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 labor, services, material, fixtures, apparatus of machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

Date: **August 3, 2026**

Company Name:

Ornelas Construction Company

Address:

12520 W Horseshoe Drive
New Lenox, IL 60451

Signature:

Title:

President

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTORS AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF ____ Will _____

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says the he/she is the

President

of the Ornelas Construction Company

who is the contractor for

Palos Heights Public Library

work on the structures located at

12501 S. 71st Avenue, Palos Heights, IL 60463

owned by

Palos Heights Public Library

That the total amount of the contract including extras* is

\$19,684.00

on which he has received payment of

\$10,800.00

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 and addresses 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 specifications.

CONTRACTOR NAME	SCOPE OF WORK	CONTRACT PRICE INCLUDING EXTRAS*	PREVIOUS PAYMENT	THIS PAYMENT	BALANCE DUE
Ornelas Construction Company	Labor & Material	\$19,684.00	\$10,800.00	\$6,915.60	\$1,968.40
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
TOTAL LABOR AND MATERIAL		\$19,684.00	\$10,800.00	\$6,915.60	\$1,968.40

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.

Signature

Title: President

Subscribed and sworn to before me this

August 3, 2026

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL

