



**CITY OF WASHINGTON, ILLINOIS**  
**City Council Consent Agenda Communication**

**Meeting Date:** February 17, 2025

**Prepared By:** Dennis Carr – City Engineer

**Agenda Item:** WTP1 Chlorination Upgrade Pay Request #4

**Explanation:** At a past council meeting, City Council awarded the construction of the WTP1 Chlorination Upgrade Project to Commercial Mechanical, Inc. for a price of \$ 409,000.00. There have been two change orders for a total of \$1,355.00 bringing the contract to \$410,355.00.

The city has received the fourth pay estimate for a total of \$75,253.50.

Pay Request 1 - \$7,245.00

Pay Request 2 - \$25,560.00

Pay Request 3 - \$157,247.55

Pay Request 4 - \$75,253.50

Total Contract Remaining - \$145,048.95

**Fiscal Impact:** \$75,253.50 will be paid for out of the water fund.

**Recommendation Summary:**

The materials have been received/stored or work has been completed and staff recommends payment to Commercial Mechanical, Inc. in the amount of \$75,253.50.

Staff recommends that the City Council Approve Pay Request 4.

**Action Requested:** Approval

**TO (OWNER):** The City of Washington  
 301 Walnut Street  
 Washington, IL 61571

**PROJECT:** CITY OF WASHINGTON WTP CHL IMP  
 301 Walnut Street  
 Washington, IL 61571

**APPLICATION NO:** 4  
**PERIOD TO:** 1/31/2025

**DISTRIBUTION TO:**  
 \_ OWNER  
 \_ CONSTRUCTION MANAGER  
 \_ ARCHITECT  
 \_ CONTRACTOR

**FROM (CONTRACTOR):** Commercial Mechanical, Inc.  
 50 First Street  
 P.O. Box 368  
 Dunlap, IL 61525

**ARCHITECT'S PROJECT NO:** 22004741-00

**VIA CONSTRUCTION MANAGER:** Crawford, Murphy & Tilly, Inc.

**CONTRACT FOR:** Process Piping (CMI Job #1748)

**VIA ARCHITECT:** Crawford, Murphy & Tilly, Inc.

**CONTRACT DATE:** 6/26/2024

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM .....	\$	409,000.00
2. Net Change by Change Orders .....	\$	1,355.00
3. CONTRACT SUM TO DATE (Line 1 + 2) .....	\$	410,355.00
4. TOTAL COMPLETED AND STORED TO DATE .....	\$	294,784.50
<b>5. RETAINAGE:</b>		
a. 10.00 % of Completed Work	\$	29,478.45
b. 0.00 % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b) .....	\$	29,478.45
6. TOTAL EARNED LESS RETAINAGE .....	\$	265,306.05
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$	190,052.55
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE .....	\$	75,253.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	\$	145,048.95
(Line 3 less Line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	1,355.00	0.00
Total approved this Month	0.00	0.00
<b>TOTALS</b>	<b>1,355.00</b>	<b>0.00</b>
<b>NET CHANGES by Change Order</b>	<b>1,355.00</b>	

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:** Commercial Mechanical, Inc.  
 50 First Street P.O. Box 368  
 Dunlap, IL 61525

By: Pat Pryde  
 Pat Pryde / HR Executive

Date: January 15<sup>th</sup>, 2025

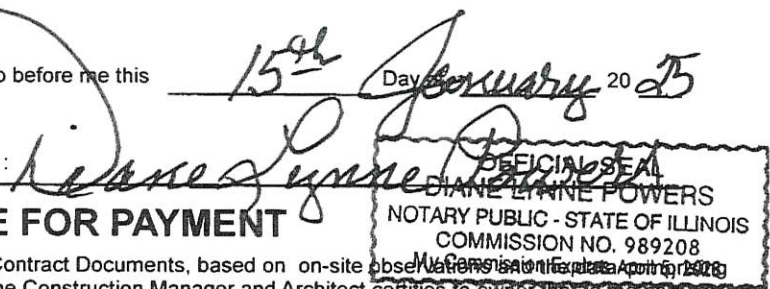
State of: IL

County of: Peoria

Subscribed and Sworn to before me this 15<sup>th</sup> Day January 2025

Notary Public:

My Commission Expires:



**CERTIFICATE FOR PAYMENT**

In Accordance with the Contract Documents, based on on-site observations and the above application, the Construction Manager and Architect certifies to owner that to the best of their 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. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)*

**CONSTRUCTION MANAGER:**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**ARCHITECT:**

By: Ally Buller Date: 1/27/25

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.

**AIA Type Document  
Application and Certification for Payment**

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**VIA ARCHITECT:** Crawford, Murphy & Tilly, Inc.

**CONTRACT DATE:** 6/26/2024

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	Insurance	4,090.00	4,090.00	0.00	0.00	4,090.00	100.00	0.00	409.00
2	Mobilization	6,135.00	6,135.00	0.00	0.00	6,135.00	100.00	0.00	613.50
3	Overhead & Profit	40,900.00	26,176.00	2,863.00	0.00	29,039.00	71.00	11,861.00	2,903.90
4	Bond	3,960.00	3,960.00	0.00	0.00	3,960.00	100.00	0.00	396.00
5	Submittals	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00	0.00	250.00
<b>03 331 00 Concrete</b>									
7	Concrete Material-ICCI	3,611.00	3,611.00	0.00	0.00	3,611.00	100.00	0.00	361.10
8	Concrete Labor-ICCI	3,611.00	3,611.00	0.00	0.00	3,611.00	100.00	0.00	361.10
<b>11 265 Chlorination Equip</b>									
10	Chlorination Equip Material-DeNora	75,000.00	0.00	75,000.00	0.00	75,000.00	100.00	0.00	7,500.00
11	Chlorination Equip Labor-CMI	5,450.00	0.00	0.00	0.00	0.00	0.00	5,450.00	0.00
<b>11 266 Chlorination Scrubber</b>									
13	Chlorination Scrubber Material-DeNora	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00	0.00	7,500.00
14	Chlorination Scrubber Labor-CMI	5,800.00	0.00	0.00	0.00	0.00	0.00	5,800.00	0.00
<b>13 420 Chlorination Analyzer</b>									
16	Chlorination Analyzer Material-Concentric	16,050.00	16,050.00	0.00	0.00	16,050.00	100.00	0.00	1,605.00
17	Chlorination Analyzer Labor-CMI	825.00	0.00	0.00	0.00	0.00	0.00	825.00	0.00
<b>13 423 Flow Meter</b>									
19	Flow Meter Material-Concentric	7,450.00	7,450.00	0.00	0.00	7,450.00	100.00	0.00	745.00
20	Flow Meter Labor-Concentric	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00
<b>15 260 Process Pipe</b>									

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22	Process Pipe Material-CMI	47,762.00	35,821.50	0.00	0.00	35,821.50	75.00	11,940.50	3,582.15
23	Process Pipe Labor-CMI	25,600.00	0.00	0.00	0.00	0.00	0.00	25,600.00	0.00
<b>23 31 13 Insulation - Wm. Master</b>									
25	Insulation & Mobilization	271.00	0.00	0.00	0.00	0.00	0.00	271.00	0.00
26	Duct Demo Material	500.00	0.00	500.00	0.00	500.00	100.00	0.00	50.00
27	Duct Demo Labor	1,938.00	0.00	1,647.00	0.00	1,647.00	84.98	291.00	164.70
28	Duct Material	2,300.00	0.00	2,300.00	0.00	2,300.00	100.00	0.00	230.00
29	Ductwork Labor	1,718.00	0.00	0.00	0.00	0.00	0.00	1,718.00	0.00
<b>23 34 00 Exhaust Fan - Wm. Master</b>									
31	Exhaust FAn Material	3,559.00	3,559.00	0.00	0.00	3,559.00	100.00	0.00	355.90
32	Exhaust Fan Labor	3,264.00	0.00	1,305.00	0.00	1,305.00	39.98	1,959.00	130.50
<b>06 05 05 Mobilization/Demo - AMP</b>									
34	Mobilization	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00	0.00	500.00
35	Demo	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00
<b>26 05 33 Raceway - AMP</b>									
37	Raceway Material	10,500.00	2,000.00	0.00	0.00	2,000.00	19.05	8,500.00	200.00
38	Raceway Labor	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00
<b>26 27 26 Wiring Devices - AMP</b>									
40	Wiring Devices Material	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00
41	Wiring Devices Labor	6,200.00	0.00	0.00	0.00	0.00	0.00	6,200.00	0.00
<b>26 29 13 Motor Controller - AMP</b>									

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42	Motor Controller Material	8,000.00	0.00	0.00	0.00	0.00	0.00	8,000.00	0.00
43	Motor Controller Labor	2,000.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00
<b>26 50 00 Lighting - AMP</b>									
45	Lighting Material	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00
46	Lighting Labor	800.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00
<b>Fencing - Hohulin</b>									
48	Fencing Material	3,753.00	3,753.00	0.00	0.00	3,753.00	100.00	0.00	375.30
49	Fencing Labor	4,653.00	4,653.00	0.00	0.00	4,653.00	100.00	0.00	465.30
<b>FRP Ceiling - Tieman</b>									
51	FRP Ceiling Material	3,900.00	3,900.00	0.00	0.00	3,900.00	100.00	0.00	390.00
52	FRP Ceiling labor	3,900.00	3,900.00	0.00	0.00	3,900.00	100.00	0.00	390.00
53	CO #1-CMI	91.00	0.00	0.00	0.00	0.00	0.00	91.00	0.00
54	CO #1-AMP	633.00	0.00	0.00	0.00	0.00	0.00	633.00	0.00
55	CO #2-CMI	79.63	0.00	0.00	0.00	0.00	0.00	79.63	0.00
56	CO #2 -AMP	551.37	0.00	0.00	0.00	0.00	0.00	551.37	0.00
<b>REPORT TOTALS</b>		<b>\$410,355.00</b>	<b>\$211,169.50</b>	<b>\$83,615.00</b>	<b>\$0.00</b>	<b>\$294,784.50</b>	<b>71.84</b>	<b>\$115,570.50</b>	<b>\$29,478.45</b>

**WAIVER OF LIEN TO DATE**

STATE OF ILLINOIS  
COUNTY OF Peoria

GTY # \_\_\_\_\_  
LOAN # \_\_\_\_\_

**TO WHOM IT MAY CONCERN:**

WHEREAS the undersigned has been employed by The City of Washington  
to furnish Labor & Material  
for the premises known as City of Washington WTP 1 - Chlorination Improvements  
of which The City of Washington is the owner.

THE undersigned, for and in consideration of Seventy Five Thousand, Two Hundred Fifty Three and 50/100-----  
\$ 75,253.50 Dollars, and other good and valuable considerations, the receipt whereof is hereby  
acknowledged, do(es) hereby waive and release, Commercial Mechanical Inc. and it's Surety Company, 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  
improvement thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations  
due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned  
for the above-described premises.

Given under 15<sup>th</sup> day of January and seal \_\_\_\_\_ this \_\_\_\_\_ 2025

Signature and Seal: \_\_\_\_\_

Pat Pyle

Note: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; If waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

**CONTRACTOR'S AFFIDAVIT**

STATE OF ILLINOIS  
COUNTY OF Peoria

**TO WHOM IT MAY CONCERN:**

THE undersigned, being duly sworn, deposes and says that he is HR Executive  
of the Commercial Mechanical, Inc.  
who is the contractor for the Labor & Material work on the building located  
301 Walnut Street Washington, IL 61571 owned by  
The City of Washington

That the total amount of the contract including extras is \$ \$410,355.00 on which he has received payments of  
\$ 190,052.55 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 subcontracts for specific portions of said work  
or for materials 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:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT BILLED	THIS PAYMENT	BALANCE DUE
*ICCI	Concrete	7,222.00	6,500.00	0.00	722.00
De Nora	Chlorination	150,000.00	75,000.00	75,000.00	0.00
Concentric	Chlorine	23,500.00	23,500.00	0.00	0.00
*Wm Masters	Ventilation	13,550.00	3,447.00	5,177.00	4,926.00
*AMP Companies	Electrical	56,184.37	6,300.00	0.00	49,884.37
*Hohulin Fence	Fence	8,406.00	7,565.00	0.00	841.00
*Tiemann Builders	General Trades	7,800.00	7,020.00	0.00	780.00
CMI	Labor & Material	143,692.63	60,720.55	-4,923.50	87,895.58
TOTAL LABOR AND MATERIAL TO COMPLETE		410,355.00	190,052.55	75,253.50	145,048.95

That there are no other contracts for said work outstanding, and 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 the above stated.

Signed 15<sup>th</sup> day of January 2025

Signature \_\_\_\_\_

Pat Pyle

15<sup>th</sup> day of January 2025

Signature \_\_\_\_\_

Diane Lynne Powers

Subscribed and sworn to before me this  
**DIANE LYNNE POWERS**  
NOTARY PUBLIC - STATE OF ILLINOIS  
COMMISSION NO. 989208  
My Commission Expires April 5, 2028



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

1/23/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

<b>AGENCY</b> McGriff Insurance Services 150 South Warner Rd Ste 460 King Of Prussia, PA 19406-2639		<b>PHONE</b> (A/C. No. Ext): 610-279-8550	<b>COMPANY</b> Hanover Insurance Company Box 85612 Richmond, VA 23285	
<b>FAX</b> (A/C. No.): 610-279-8543	<b>E-MAIL ADDRESS:</b>			<b>LOAN NUMBER</b>  <b>POLICY NUMBER</b> RHYA48271510
<b>CODE:</b>	<b>SUB CODE:</b>			
<b>AGENCY CUSTOMER ID #:</b>				
<b>INSURED</b> Commercial Mechanical Inc. Mr. Jason Cook P.O. Box 368 50 First Street Dunlap IL 61525		<b>EFFECTIVE DATE</b> 01/01/2025		<b>EXPIRATION DATE</b> 01/01/2026
				<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>				

## PROPERTY INFORMATION

<b>LOCATION/DESCRIPTION</b> 50 First St., Dunlap, IL 61525
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THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

PERILS INSURED    BASIC    BROAD     SPECIAL

### COVERAGE / PERILS / FORMS

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Blanket Real Property	\$1,067,926	\$1,000 All Risk
Blanket Business Personal Property/Stock	\$1,004,000	
Blanket Business Income/Extra Expense	\$277,000	

## REMARKS (Including Special Conditions)

Re: Stored Materials WTP 1 – Chlorination Improvements- Washington, IL Water Treatment Plant 1 Stored materials: \$75,000 City of Washington (Owner) is loss payee.
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## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

<b>NAME AND ADDRESS</b>  City of Washington 301 Walnut Street Washington, IL 61571	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	<b>LOAN #</b>		
<b>AUTHORIZED REPRESENTATIVE</b> 