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1518/0127 32 001 Page 1 of 64
2000-02-18 16:21:53
Cook County Recorder 147.50

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The claimant, Hunter Alliance Corporation, an Illinois corporation, ("Claimant"), with an address at 527 South Wells Street Chicago, Illinois 60607, hereby files its General Contractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate ("Owner"):

LaSalle Bank National Association, formerly known as LaSalle National Bank,
not personally but solely as Trustee under Trust Agreement dated August 1,
1997 and known as Trust Number 121139

And any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owner.

Claimant states as follows:

1. On or about July 30, 1997, and subsequently, Owner owned fee simple title to the Real Estate (including all land and improvements thereon) ("Real Estate") in Cook County, Illinois, commonly known as 1250 West Van Buren, Chicago, Illinois, and legally described as follows:

See Exhibit A attached hereto.

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The Permanent Real Estate Tax Numbers are:

17-17-117-014-0000
17-17-117-015-0000
17-17-117-016-0000
17-17-117-017-0000

17-17-117-018-0000
17-17-117-029-0000
17-17-117-032-0000

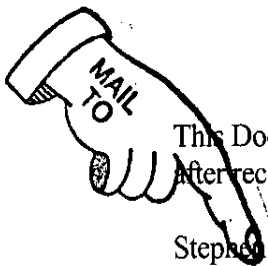
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2. Claimant made a contract ("Contract") dated February 20, 1998, with 1250 West Van Buren, L.L.C. ("1250 West Van Buren") under which Claimant agreed to provide all necessary labor, material, and work to construct a 100-unit loft conversion on the Real Estate for an original contract amount not to exceed \$7,800,000.00. A copy of the Contract is attached as Exhibit B.
3. The Contract was entered into by 1250 West Van Buren as the Owner's agent, and the work was performed with the knowledge and consent of the Owner. Alternatively, the Owner authorized 1250 West Van Buren to enter into the Contract. Alternatively, the Owner knowingly permitted 1250 West Van Buren to enter into the Contract for the improvement of the Real Estate.
4. Claimant last performed work under the Contract on September 10, 1999.
5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$270,205.53, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$270,205.53 plus interest.

Dated: February 4, 2000

HUNTER ALLIANCE CORPORATION

By: Joseph P. Cacciatore
Joseph P. Cacciatore, President



This Document has been prepared by and
after recording should be returned to:

Stephen T. Fister
Sean G. Rahilly
Law Offices of Victor J. Cacciatore
527 South Wells Street, 8th Floor
Chicago, Illinois 60607

PINs: 17-17-117-014-0000
17-17-117-015-0000
17-17-117-016-0000
17-17-117-017-0000

17-17-117-018-0000
17-17-117-029-0000
17-17-117-032-0000

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VERIFICATION

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Joseph P. Cacciatore, being first duly sworn on oath, states that he is President of Claimant, Hunter Alliance Corporation, an Illinois Corporation, that he is authorized to sign this Verification to the foregoing General Contractor's Claim for Mechanics Lien, that he has read the General Contractor's Claim for Mechanics Lien, and that the statements contained therein are true.

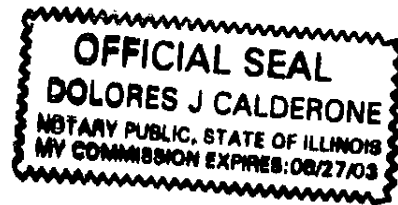
Joseph P. Cacciatore

Joseph P. Cacciatore

Subscribed and sworn to before me
This 17th day of February, 2000.

Dolores J. Calderone
Notary Public

My commission expires August 27, 2003



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UNOFFICIAL COPY**(LEGAL DESCRIPTION)****PARCEL A:**

LOTS 20 THROUGH 25, BOTH INCLUSIVE, IN THE SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

LOT 25 AND THE WEST 18 FEET OF LOT 24 AND THE WEST 53 FEET OF LOTS 26 AND 27 IN S. L. BROWN'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C:

THE WEST 53 FEET OF THAT PART OF THE EAST WEST 12 FOOT PUBLIC ALLEY, HERETOFORE VACATED BY ORDINANCE OF THE CITY OF CHICAGO, DATED JULY 19, 1989 AND RECORDED OCTOBER 13, 1989 AS DOCUMENT 89487414; LYING SOUTH OF THE SOUTH LINE OF LOTS 21 TO 25, BOTH INCLUSIVE, LYING NORTH OF THE NORTH LINE OF LOT 26 AND THE EASTWARDLY EXTENSION OF THE NORTH LINE OF LOT 26; LYING WEST OF THE WEST LINE OF LOT 20 AND LYING EAST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 20 TO THE NORTH WEST CORNER OF LOT 26, ALL IN S. L. BROWN'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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AIA DOCUMENT A111-1997

Standard Form of Agreement Between Owner and Contractor

where the basis for payment is the **COST OF THE WORK PLUS A FEE** ~~with a negotiated Guaranteed Maximum Price~~

AGREEMENT made as of the 20th day of February
in the year Ninety-Eight
(In words, indicate day, month and year)

BETWEEN the Owner: 1250 West VanBuren, L.L.C.,
(Name, address and other information) an Illinois Limited Company
c/o The Rezmar Corporation
852 North Elston Avenue
Chicago, Illinois 60622
Attention: Tony Rezko

and the Contractor:
(Name, address and other information)

Hunter Alliance Corp., General Contractors
527 South Wells Street, Suite 600
Chicago, Illinois 60607
Attention: Joseph P. Cacciatore

The Project is:
(Name and address)

A one hundred (100) unit loft condominium
for the 1250 West VanBuren, L.L.C. (a
Rezmar Development). The loft units shall
be constructed within an existing mill
(heavy timber) constructed seven (7)
story loft, on Chicago's near West side (Vanguard Lofts).

The Architect is:
(Name, address and other information)

Fitzgerald Associates
3140 North Sheffield
Chicago, Illinois 60657

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is not intended for use in competitive bidding.

AIA Document A201-1997, General Conditions of the Contract for Construction, is adopted in this document by reference.

This document has been approved and endorsed by The Associated General Contractors of America.

(Vanguard Lofts).



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The Owner and Contractor agree as follows.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 15. If anything in the other Contract Documents is inconsistent with this Agreement, this Agreement shall govern.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 RELATIONSHIP OF THE PARTIES

The Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor's skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents.

ARTICLE 4 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

The contractors shall commence construction within ten (10) days from Owner's notice to proceed, so long as all applicable building permits have been procured by owner. Owner's notice to proceed shall occur within ten (10) days after Owner secures thirty (30) contracts with Purchasers of said loft/condominiums.

If, prior to commencement of the Work, the Owner requires time to file mortgages, mechanic's liens and other security interests, the Owner's time requirement shall be as follows:

4.2 The Contract Time shall be measured from the date of commencement.

Substantial completion shall occur within three hundred sixty-five (365) days after the date of commencement and shall occur on a unit by unit sold basis to accommodate Owner for earlier substantial completions for certain portions (units) of the work, whenever possible.



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4.3 The Contractor shall achieve Substantial Completion of the entire Work not later than _____ days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. Unless stated elsewhere in the Contract Documents, insert any requirements for earlier Substantial Completion of certain portions of the Work.)

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to complete on time, or for bonus payments for early completion of the Work.)

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ARTICLE 5 BASIS FOR PAYMENT

5.1 CONTRACT SUM

5.1.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Contractor's Fee.

5.1.2 The Contractor's Fee is:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee, and describe the method of adjustment of the Contractor's Fee for changes in the Work.)

The contractor's fee is five (5%) percent of the cost (for purposes of this paragraph only, cost shall exclude overhead and general conditions referred to in Paragraph 11 of the Rider and illustrated in Exhibit C), of the Work.

~~5.2 GUARANTEED MAXIMUM PRICE~~

5.2.1 The sum of the Cost of the Work and the Contractor's Fee is guaranteed by the Contractor not to exceed _____ Dollars

(\$ _____), subject to additions and deductions by Change Order as provided in the Contract Documents. Such maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

(Insert specific provisions if the Contractor is to participate in any savings.)

5.2.2 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If decisions on other alternates are to be made by the Owner subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)



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~~5.2.3 Unit prices, if any, are as follows:~~

5.2.4 Allowances, if any, are as follows:

(Identify and state the amounts of any allowances, and state whether they include labor, materials, or both.)

5.2.5 Assumptions, if any, on which the Guaranteed Maximum Price is based are as follows:

5.2.6 To the extent that the Drawings and Specifications are anticipated to require further development by the Architect, the Contractor has provided in the Guaranteed Maximum Price for such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include such things as changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order.

ARTICLE 6 - CHANGES IN THE WORK

6.1 Adjustments to the Guaranteed Maximum Price on account of changes in the Work may be determined by any of the methods listed in Subparagraph 7.3.3 of AIA Document A201-1997.

6.2 In calculating adjustments to subcontracts (except those awarded with the Owner's prior consent on the basis of cost plus a fee), the terms "cost" and "fee" as used in Clause 7.3.3.3 of AIA Document A201-1997 and the terms "costs" and "a reasonable allowance for overhead and profit" as used in Subparagraph 7.3.6 of AIA Document A201-1997 shall have the meanings assigned to them in AIA Document A201-1997 and shall not be modified by Articles 5, 7 and 8 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

6.3 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in the above-referenced provisions of AIA Document A201-1997 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the terms "fee" and "a reasonable allowance for overhead and profit" shall mean the Contractor's Fee as defined in Subparagraph 5.1.2 of this Agreement.

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6.4 If no specific provision is made in Paragraph 5.1 for adjustment of the Contractor's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Paragraph 5.1 will cause substantial inequity to the Owner or Contractor, the Contractor's Fee shall be equitably adjusted on the basis of the Fee established for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COSTS TO BE REIMBURSED

7.1 COST OF THE WORK

The term Cost of the Work shall mean costs necessarily incurred by the Contractor in the proper performance of the Work. Such costs shall be at rates not higher than the standard paid at the place of the Project except with prior consent of the Owner. The Cost of the Work shall include only the items set forth in this Article 7.

7.2 LABOR COSTS

7.2.1 Wages of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with the Owner's approval, at off-site workshops.

7.2.2 Wages or salaries of the Contractor's supervisory and administrative personnel ~~when stationed at the site with the Owner's approval.~~ (See Exhibit C)

~~(If it is intended that the wages or salaries of certain personnel stationed at the Contractor's principal or other offices shall be included in the Cost of the Work, identify in Article 14 the personnel to be included and whether for all or only part of their time, and the rates at which their time will be charged to the Work.)~~

7.2.3 Wages and salaries of the Contractor's supervisory or administrative personnel engaged, at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

7.2.4 Costs paid or incurred by the Contractor for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Subparagraphs 7.2.1 through 7.2.3.

7.3 SUBCONTRACT COSTS

7.3.1 Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts.

7.4 COSTS OF MATERIALS AND EQUIPMENT INCORPORATED IN THE COMPLETED CONSTRUCTION

7.4.1 Costs, including transportation and storage, of materials and equipment incorporated or to be incorporated in the completed construction.

7.4.2 Costs of materials described in the preceding Subparagraph 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Contractor. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

7.5 COSTS OF OTHER MATERIALS AND EQUIPMENT, TEMPORARY FACILITIES AND RELATED ITEMS

7.5.1 Costs, including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers, that are provided by the Contractor at the site and

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fully consumed in the performance of the Work; and cost (less salvage value) of such items if not fully consumed, whether sold to others or retained by the Contractor. Cost for items previously used by the Contractor shall mean fair market value.

7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Contractor at the site, whether rented from the Contractor or others, and costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof. Rates and quantities of equipment rented shall be subject to the Owner's prior approval.

~~**7.5.3** Costs of removal of debris from the site:~~

~~**7.5.4** Costs of document reproductions, facsimile transmissions and long-distance telephone calls, postage and parcel delivery charges, telephone service at the site and reasonable petty cash expenses of the site office.~~

~~**7.5.5** That portion of the reasonable expenses of the Contractor's personnel incurred while traveling in discharge of duties connected with the Work.~~

7.5.6 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, if approved in advance by the Owner.

7.6 MISCELLANEOUS COSTS

7.6.1 That portion of insurance and bond premiums that can be directly attributed to this Contract

7.6.2 Sales, use or similar taxes imposed by a governmental authority that are related to the Work.

7.6.3 Fees and assessments for the building permit and for other permits, licenses and inspections for which the Contractor is required by the Contract Documents to pay, all Owner's responsibility to pay.

7.6.4 Fees of laboratories for tests required by the Contract Documents, except those related to defective or nonconforming Work for which reimbursement is excluded by Subparagraph 13.5.3 of AIA Document A201-1997 or other provisions of the Contract Documents, and which do not fall within the scope of Subparagraph 7.7.3.

7.6.5 Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents; the cost of defending suits or claims for infringement of patent rights arising from such requirement of the Contract Documents; and payments made in accordance with legal judgments against the Contractor resulting from such suits or claims and payments of settlements made with the Owner's consent. However, such costs of legal defenses, judgments and settlements shall not be included in the calculation of the Contractor's Fee or subject to the Guaranteed Maximum Price. If such royalties, fees and costs are excluded by the last sentence of Subparagraph 3.17.1 of AIA Document A201-1997 or other provisions of the Contract Documents, then they shall not be included in the Cost of the Work.

7.6.6 Data processing costs related to the Work.

7.6.7 Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility to the Owner as set forth in the Contract Documents.



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7.6.8 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Contractor, reasonably incurred by the Contractor in the performance of the Work and with the Owner's prior written approval; which approval shall not be unreasonably withheld.

7.6.9 Expenses incurred in accordance with the Contractor's standard personnel policy for relocation and temporary living allowances of personnel required for the Work, if approved by the Owner.

7.7 OTHER COSTS AND EMERGENCIES

7.7.1 Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Owner.

7.7.2 Costs due to emergencies incurred in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property, as provided in Paragraph 10.6 of AIA Document A201-1997.

7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Contractor, Subcontractors or suppliers, provided that such damaged or nonconforming Work was not caused by negligence or failure to fulfill a specific responsibility of the Contractor and only to the extent that the cost of repair or correction is not recoverable by the Contractor from insurance, sureties, Subcontractors or suppliers.

ARTICLE 8 COSTS NOT TO BE REIMBURSED

8.1 The Cost of the Work shall not include:

8.1.1 Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the site office, except as specifically provided in Subparagraphs 7.2.2 and 7.2.3 or as may be provided in Article 14 and Exhibit C.

~~**8.1.2** Expenses of the Contractor's principal office and offices other than the site office.~~

~~**8.1.3** Overhead and general expenses, except as may be expressly included in Article 7.~~

~~**8.1.4** The Contractor's capital expenses, including interest on the Contractor's capital employed for the Work.~~

8.1.5 Rental costs of machinery and equipment, except as specifically provided in Subparagraph 7.5.2.

8.1.6 Except as provided in Subparagraph 7.7.3 of this Agreement, costs due to the negligence or failure to fulfill a specific responsibility of the Contractor, Subcontractors and suppliers or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable.

8.1.7 Any cost not specifically and expressly described in Article 7.

~~**8.1.8** Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded.~~

ARTICLE 9 DISCOUNTS, REBATES AND REFUNDS

9.1 Cash discounts obtained on payments made by the Contractor shall accrue to the Owner if (1) before making the payment, the Contractor included them in an Application for Payment

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and received payment therefor from the Owner, or (2) the Owner has deposited funds with the Contractor with which to make payments; otherwise, cash discounts shall accrue to the Contractor. Trade discounts, rebates, refunds and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Contractor shall make provisions so that they can be secured.

9.2 Amounts that accrue to the Owner in accordance with the provisions of Paragraph 9.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 10 SUBCONTRACTS AND OTHER AGREEMENTS

10.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or by other appropriate agreements with the Contractor. The Owner may designate specific persons or entities from whom the Contractor shall obtain bids. The Contractor shall obtain bids from Subcontractors and from suppliers of materials or equipment fabricated especially for the Work and shall deliver such bids to the Architect. The Owner shall then determine, with the advice of the Contractor and the Architect, which bids will be accepted. The Contractor shall not be required to contract with anyone to whom the Contractor has reasonable objection.

10.2 If a specific bidder among those whose bids are delivered by the Contractor to the Architect (1) is recommended to the Owner by the Contractor; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Contractor may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Contractor and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

10.3 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the prior consent of the Owner.

ARTICLE 11 ACCOUNTING RECORDS

The Contractor shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management under this Contract, and the accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's accountants shall be afforded access to, and shall be permitted to audit and copy, the Contractor's records, books, correspondence, instructions, drawings, receipts, subcontracts, purchase orders, vouchers, memoranda and other data relating to this Contract, and the Contractor shall preserve these for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 12 PAYMENTS

12.1 PROGRESS PAYMENTS

12.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

12.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:



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12.1.3 Provided that an Application for Payment is received by the Architect not later than the tenth (10th) day of a month, the Owner shall make payment to the Contractor not later than the tenth (10th) day of the succeeding month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.

~~12.1.4 With each Application for Payment, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that cash disbursements already made by the Contractor on account of the Cost of the Work equal or exceed (1) progress payments already received by the Contractor; less (2) that portion of those payments attributable to the Contractor's Fee; plus (3) payrolls for the period covered by the present Application for Payment.~~

12.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among the various portions of the Work, except that the Contractor's Fee shall be shown as a single separate item. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis ~~for reviewing the Contractor's Applications for Payment.~~

12.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Contractor on account of that portion of the Work for which the Contractor has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

12.1.7 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

1. take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Subparagraph 7.3.8 of AIA Document A201-1997;
2. add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; **plus a ratable percentage of Overhead and**
3. add the Contractor's Fee, less retainage of **five** percent (**5 %**). The Contractor's Fee shall be computed upon the Cost of the Work described in the two preceding Clauses at the rate stated in Subparagraph 5.1.2 or, if the Contractor's Fee is stated as a fixed sum in that Subparagraph, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work in the two preceding Clauses bears to a reasonable estimate of the probable Cost of the Work upon its completion;
4. subtract the aggregate of previous payments made by the Owner;
5. subtract the shortfall, if any, indicated by the Contractor in the documentation required by Paragraph 12.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's accountants in such documentation; and
6. subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Paragraph 9.5 of AIA Document A201-1997.

General Conditions.



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12.1.8 Except with the Owner's prior approval, payments to Subcontractors shall be subject to retainage of not less than ten percent (10 %). The Owner and the Contractor shall agree upon a mutually acceptable procedure for review and approval of payments and retention for Subcontractors.

12.1.9 In taking action on the Contractor's Applications for Payment, the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and shall not be deemed to represent that the Architect has made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Subparagraph 12.1.4 or other supporting data; that the Architect has made exhaustive or continuous on-site inspections or that the Architect has made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's accountants acting in the sole interest of the Owner.

12.2 FINAL PAYMENT

12.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when:

1. the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Subparagraph 12.2.2 of AIA Document A201-1997, and to satisfy other requirements, if any, which extend beyond final payment; and
2. a final Certificate for Payment has been issued by the Architect.

12.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

Final payments to the subcontractors of all amounts due to them including any amounts held in retainage shall be paid at the time of final payment to Contractor.

12.2.3 The Owner's accountants will review and report in writing on the Contractor's final accounting within 30 days after delivery of the final accounting to the Architect by the Contractor. Based upon such Cost of the Work as the Owner's accountants report to be substantiated by the Contractor's final accounting, and provided the other conditions of Subparagraph 12.2.1 have been met, the Architect will, within seven days after receipt of the written report of the Owner's accountants, either issue to the Owner a final Certificate for Payment with a copy to the Contractor, or notify the Contractor and Owner in writing of the Architect's reason for withholding a certificate as provided in Subparagraph 9.5.1 of the AIA Document A201-1997. The time periods stated in this Subparagraph 12.2.3 supersede those stated in Subparagraph 9.4.1 of the AIA Document A201-1997.

12.2.4 If the Owner's accountants report the Cost of the Work as substantiated by the Contractor's final accounting to be less than claimed by the Contractor, the Contractor shall be entitled to demand arbitration of the disputed amount without a further decision of the Architect. Such demand for arbitration shall be made by the Contractor within 30 days after the Contractor's receipt of a copy of the Architect's final Certificate for Payment; failure to demand arbitration within this 30-day period shall result in the substantiated amount reported by the Owner's accountants becoming binding on the Contractor. Pending a final resolution by arbitration, the Owner shall pay the Contractor the amount certified in the Architect's final Certificate for Payment.

12.2.5 If, subsequent to final payment and at the Owner's request, the Contractor incurs costs described in Article 7 and not excluded by Article 8 to correct defective or nonconforming Work,

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the Owner shall reimburse the Contractor such costs and the Contractor's Fee applicable thereto on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If the Contractor has participated in savings as provided in Paragraph 5.2, the amount of such savings shall be recalculated and appropriate credit given to the Owner in determining the net amount to be paid by the Owner to the Contractor.

ARTICLE 13 TERMINATION OR SUSPENSION

13.1 The Contract may be terminated by the Contractor, or by the Owner for convenience, as provided in Article 14 of AIA Document A201-1997. However, the amount to be paid to the Contractor under Subparagraph 14.1.3 of AIA Document A201-1997 shall not exceed the amount the Contractor would be entitled to receive under Paragraph 13.2 below, except that the Contractor's Fee shall be calculated as if the Work had been fully completed by the Contractor, including a reasonable estimate of the Cost of the Work for Work not actually completed.

13.2 The Contract may be terminated by the Owner for cause as provided in Article 14 of AIA Document A201-1997. The amount, if any, to be paid to the Contractor under Subparagraph 14.2.4 of AIA Document A201-1997 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

13.2.1 Take the Cost of the Work incurred by the Contractor to the date of termination;

13.2.2 Add the Contractor's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Subparagraph 5.1.2 or, if the Contractor's Fee is stated as a fixed sum in that Subparagraph, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and

13.2.3 Subtract the aggregate of previous payments made by the Owner.

13.3 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Subparagraph 13.2.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

13.4 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-1997; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Subparagraph 14.3.2 of AIA Document A201-1997 except that the term "profit" shall be understood to mean the Contractor's Fee as described in Subparagraphs 5.1.2 and Paragraph 6.4 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS

14.1 Where reference is made in this Agreement to a provision AIA Document A201-1997 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

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14.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

One and one-half (1-1/2) percent per month with said amount to be prorated for any partial months.

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

14.3 The Owner's representative is:

(Name, address and other information.)

14.4 The Contractor's representative is:

(Name, address and other information.)

14.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days' written notice to the other party.

14.6 Other provisions:

ARTICLE 15 ENUMERATION OF CONTRACT DOCUMENTS

15.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

15.1.1 The Agreement is this executed 1997 edition of the Standard Form of Agreement Between Owner and Contractor, AIA Document A111-1997.

15.1.2 The General Conditions are the 1997 edition of the General Conditions of the Contract for Construction, AIA Document A201-1997.



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~~15.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated _____, and are as follows:~~

~~Document _____ Title _____ Pages _____~~

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~~15.1.4 The Specifications are those contained in the Project Manual dated as in Subparagraph 15.1.3, and are as follows:~~

~~(Either list the Specifications here or refer to an exhibit attached to this Agreement.)~~

~~Section _____ Title _____ Pages _____~~

~~15.1.5 The Drawings are as follows, and are dated _____ unless a different date is shown below:~~

~~(Either list the Drawings here or refer to an exhibit attached to this Agreement.)~~

~~Number _____ Title _____ Date _____~~

The specifications and drawings of the work to be done are contained in Exhibit A which is dated the 20th day of February, 1998, and has been executed by the Owner and Contractor. Exhibit A consists of 39 pages.



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15.1.6 The Addenda, if any, are as follows:

Number	Date	Pages
--------	------	-------

See Exhibit A, attached.

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Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 15.

15.1.7 Other Documents, if any, forming part of the Contract Documents are as follows:

(List here any additional documents, such as a list of alternates that are intended to form part of the Contract Documents. AIA Document A201-1997 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

Rider No. 1 attached hereto and incorporated herein.



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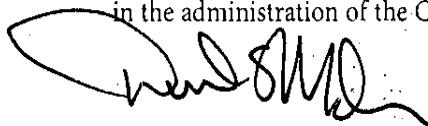
ARTICLE 16 INSURANCE AND BONDS

(List required limits of liability for insurance and bonds. AIA Document A201-1997 gives other specific requirements for insurance and bonds.)

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This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.



OWNER (Signature)

1250 West VanBuren, L.L.C.,
an Illinois Limited Liability
Company.

By: Rezmar Corporation
(Printed name and title)
TONY REZKO



CONTRACTOR (Signature)

Hunter Alliance Corporation
General Contractors

JOSEPH P. CACCIATORE, President
(Printed name and title)



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Washington, D.C. 20006-5292

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Rider No. 1 dated this 20th day of February, 1998 to the Standard Form of Agreement (AIA Document A111) between 1250 West Van Buren, L.L.C. and Hunter Alliance Corporation dated this 20th day of February, 1998 for the Project located at 1250 West Van Buren Street, Chicago, Illinois - Vanguard Lofts

The undersigned parties agree to the following terms and conditions:

1. The terms and conditions contained in this Rider are made a part of the Standard Form of Agreement (AIA Document A111) dated February 20, 1998 between 1250 West Van Buren, L.L.C. (hereinafter "Owner") and Hunter Alliance Corporation (hereinafter "Contractor") for the Vanguard Lofts Project located at 1250 West Van Buren Street, Chicago, Illinois. In the event of a conflict between this Rider and the Standard Form of Agreement or any other Contract Documents, the terms and conditions contained in this Rider shall prevail.

2. The Owner and Contractor may, but shall not be required to, comply with any terms and conditions pertaining to the arbitration of any controversy or claim arising out of or relating to the Contract, or the breach thereof, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. If the Contractor and Owner do not mutually consent to an arbitration proceeding, then the parties shall be required to seek judicial relief in the Circuit Court of Cook County, Illinois. None of the terms and conditions pertaining to arbitration contained in the Contract Documents shall prevent the Owner or Contractor from seeking judicial relief.

3. In the event either party is required to commence litigation in order to enforce its rights under the Contract Documents, then the prevailing party in the litigation shall be entitled to recover from the other party its reasonable attorney's fees, court costs and expenses relating to the litigation.

4. It shall be the sole responsibility of the Owner to request obtain and pay for: (a) any partial, temporary or final occupancy permits for the condominium units, (b) all building permits, (c) bonds (payment or performance, if required), (d) elevator operator (if necessary) and (e) job site security (if necessary).

5. The Work to be performed by Contractor shall be substantially completed within three hundred sixty-five (365) days from the date of commencement of the Work. The Contractor is to perform the Work on an uninterrupted construction cycle schedule during normal working hours. In the event the Contractor is prevented from performing the Work on an uninterrupted construction cycle schedule through no fault of its own, then the Owner shall pay the Contractor, in addition to any other costs that Contractor may incur, the sum of \$2,000 for each day that Contractor is unable to perform its Work. It is the intention of the Contractor and Owner that the Contractor shall follow a construction schedule so as to complete all of the units within the aforementioned three hundred sixty-five (365) day period, regardless as to how the units are selling.

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6. To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, its agents and employees or any of them, from and against claims, damages, losses and expenses, including but not limited to reasonable attorneys' fees and court costs, arising out of, resulting from, or related to the performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, but only to the extent such claims, damages, losses, and expenses are caused in whole or in part by acts or omission of the Owner or anyone directly or indirectly employed by it or anyone for whose acts they be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Paragraph.

7. The amount of retainage pursuant to Article 12 of the Agreement shall be reduced from five (5%) percent to two and one-half (2-1/2%) percent when Contractor substantially completes the Work on one-third (1/3rd) of the total units. One-half (1/2) of any amount being held in retainage under the five (5%) percent calculation basis at the time Contractor substantially completes one-third (1/3rd) of the total units to be completed shall be released to Contractor within sixty (60) days. Any other amounts being held in retainage shall be released to Contractor when Final Payment is due to Contractor.

8. In the event the real estate is located within an enterprise zone, the Contractor shall use reasonable efforts to procure materials from vendors located in the City of Chicago in order for the Owner to receive the benefit of the City and State sales tax exemptions. However, Contractor may be allowed to purchase materials from vendors outside of the City of Chicago in the event the overall costs are less than the City of Chicago vendor's costs.

9. In order to avoid any disputes as to the minimum amount Owner is to pay Contractor, the Contractor prepared an extensive breakdown as to the likely minimum costs and fees (as of December 1997 before negotiating with subcontractors) which shall be necessary in order for Contractor to perform the Work. Said breakdown is attached as Exhibit B to this Rider No. 1. The Owner has reviewed said Exhibit and agrees that the Exhibit reflects an approximation of the minimum costs and fees that may be necessary to perform the Work. Exhibit B is not a representation as to the total costs and fees to complete the Work, but is merely intended to reflect the understanding of the parties regarding the minimum costs and fees. Notwithstanding anything in this Paragraph 9 to the contrary, the parties agree that Contractor shall use its best efforts to achieve a total contract amount not to exceed Seven Million Eight Hundred Thousand Dollars (\$7,800,000).

10. Contractor has previously performed work at the Project site pursuant to an Early Entry Letter Agreement dated July 10, 1997. The Contractor has properly completed all of the work it was to perform. The total amount to be paid to Contractor for that work is ~~\$588,358.00~~ 594,066. As of February 19, 1998, Owner has paid Contractor the sum of \$459,138.50. The partial balance of \$129,219.50 is to be paid to Contractor on or before March 15, 1998. In the event Owner does not pay Contractor said amount, interest shall accrue on any unpaid amounts at the rate of one and one-half (1-1/2%) percent per month until said amount is paid in full. In the event Owner fails to pay Contractor the balance remaining plus accrued interest, if any, by the 30th day of March, 1998, the Contractor may stop performing the Work until such time that Contractor is paid in full.

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594,066?
JSM
JRC.

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11. The Cost of the Work shall also include all costs not described in Paragraph 7.1 of the Agreement, but which are listed in the Contractor's breakdown as to the minimum costs and fees which shall be necessary in order for Contractor to perform the Work and are described in Exhibit B to this Rider. The overhead/general conditions costs shall be fixed (guaranteed maximum) at \$525,000. (See Exhibit C for detail of overhead/general conditions.)

12. Owner has permitted Contractor the right to affix a 10' x 10' advertising sign on the building (illustrated in Exhibit D).

OWNER:

1250 WEST VAN BUREN, L.L.C.,
an Illinois Limited Liability Company

BY: REZMAR CORPORATION

BY: _____

CONTRACTOR:

HUNTER ALLIANCE CORP.

BY: _____

JOSEPH P. CACCIATORE,
PRESIDENT

00126764

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EXHIBIT A

COVER SHEET - Containing a Rendering and General Acknowledgements

A-0	09/15/97
L-1 thru L-2	09/15/97
A-1 thru A-23	09/15/97
S1-1 thru S1-2	9/15/97
S2-1 thru S2-5	9/15/97
S3-1 thru S3-3	9/15/97
M1-1 thru M1-2	09/09/97
M2-1A thru M2-1D	09/09/97
M2-2A thru M2-2D	09/09/97
M2-3A thru M3-3D	09/09/97
M3-1 thru M3-3	09/09/97
M4-1 thru M4-4	09/09/97
P1 thru P5	No Date
C1 thru C3	No Date
E1-1 thru E1-3	09/09/97
E2-1 thru E2-5	09/09/97
E3-1A thru E3-1C	09/09/97
E3-2A thru E3-2D	09/09/97
E3-3 & E4-1 thru E4-2	09/09/97
E5-1 thru E5-3	09/09/97
FA-1 thru FA-4	09/09/97
EM1 thru EM-4	09/09/97
F1-1 & F2-1 thru F2-3	09/09/97
F3-1	09/09/97

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38 pages of Addendum - attached and marked Addendum Pages 1 through 38

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TRANSMITTAL/FAX

To: Greg Hudalla
Company: Hunter Alliance Corporation
Address: 527 South Wells Street
City/State: Chicago, IL 60607

Date: 10-2-97
Fax: 312-987-4650
No. of Pages: 2

FITZGERALD
ASSOCIATES
ARCHITECTS

3110 North Sheffield
Chicago, Illinois 60657
773.327.8222
Fax: 773.327.6072

Re: Lintel repair detail.

Project No: 9714
Project Name: Vanguard Lofts

From: Neil J. Tryba

cc: Kenneth S. Smith Fax: 312-666-3558
Nancy C. Cover Fax: 312-666-3558

We are sending you via:

☒ Messenger
☒ Attached

☐ Overnight Delivery
☐ Under separate cover via:

☐ US Mail
☐

The following items:

☐ Shop Drawings

ⓧ Priests

☐

of LINTEL REPAIR DETAIL

Dated 10-2-97

Dated

Dated

Dated

These are transmitted as checked below:

☐ For approval☒ For your use☐ As needed☐ Retained for corrections

☐ Reviewed-no exceptions noted

☐ Reviewed-exceptions noted

☒ Addenda to bid documents.

☐ For review and comment☐ Miscellaneous

Remarks:

Greg,

Herewith is the lintel repair detail. This detail has been reviewed by Howard Stearn. His comments have been included on this drawing. You may want to substitute this detail in lieu of masonry note #26 on A-0, still assuming 15% replacement. This detail also depicts the blocking and prefinished aluminum panning. Please call with your questions.

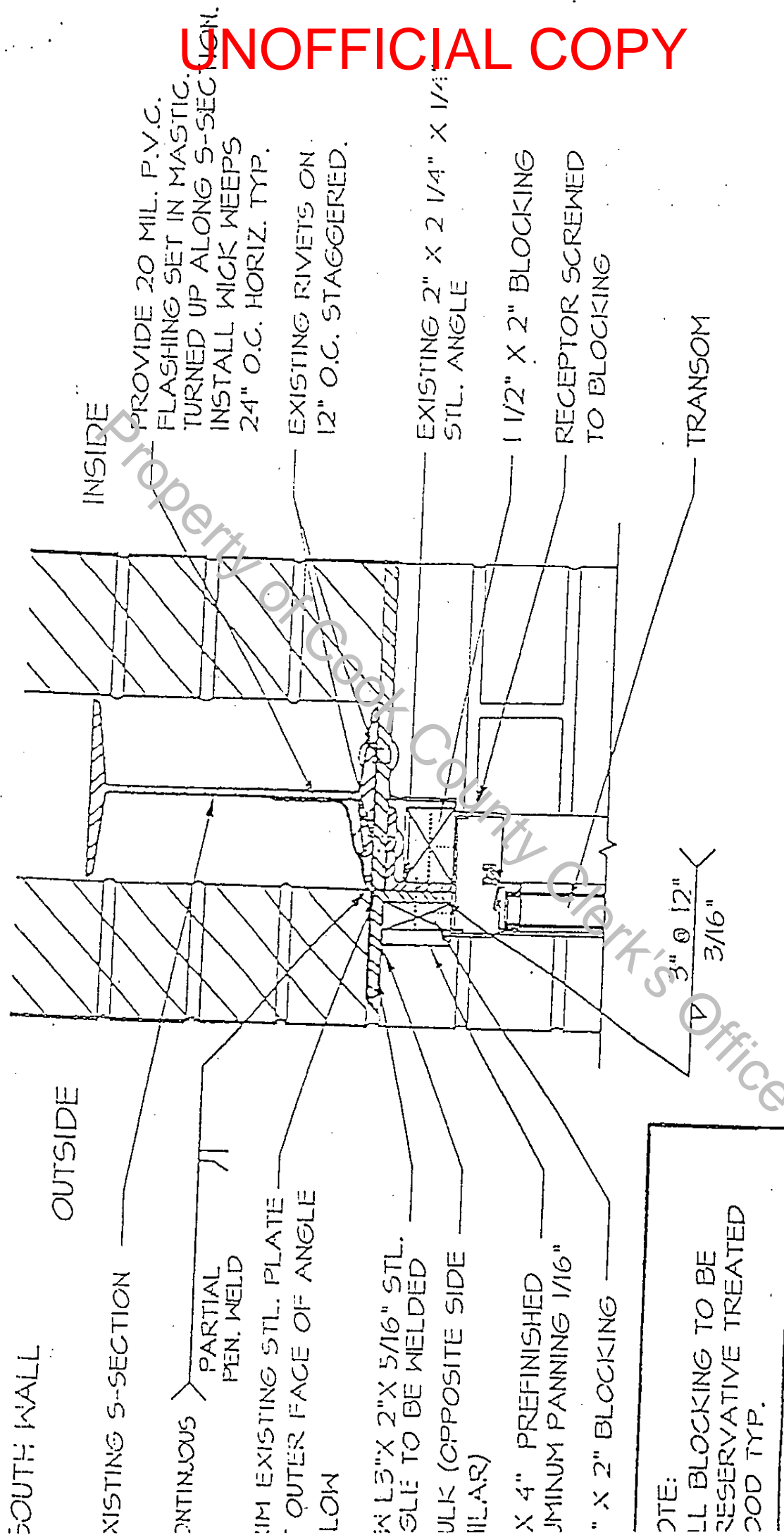
Neil

No United Paper
Required for Annual
Sales of 3 or 4000

Addendum

Y/38

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0012676a
LINTEL REPAIR DETAIL

SCALE 3" = 1'-0"

Addendum
2/38

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TRANSMITTAL / FAX

FITZGERALD
ASSOCIATES
ARCHITECTS

3110 North Sheffield
Chicago, Illinois 60657

773.327.8222

Fax: 773.327.6072

To: Greg Hudalla
Company: Hunter Alliance Corporation
Address: 527 South Wells Street
City/State: Chicago, IL 60607

Date: 9-26-97
Fax: 312-987-4650
No. of Pages: 9

Re: Misc. Addenda #2

Project No: 9714
Project Name: Vanguard Lofts

From: Neil J. Tryba

cc:
cc:
cc:

Fax:
Fax:
Fax:

We are sending you via:

☒ Messenger
☐ Attached

☐ Overnight Delivery
☐ Under separate cover via:

☐ US Mail
☒ Fax

The following items:

☐ Show Drawings

☐ Prints

☐

8 PGS of K & A ADDENDA
of
of
of

Dated 9-26-97

Dated

Dated

Dated

These are transmitted as checked below:

☐ For approval
☐ As requested
☐

☒ For your use
☐ Returned for corrections

☐ Reviewed-no exceptions noted
☐ For review and comment

☐ Reviewed-exceptions noted
☐ Miscellaneous

Remarks:

Greg,

Attached are additional addenda issued by our engineering consultants.

Neil

00126764

Addendum
3/38

Page 1

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Fax Transmission

Date: 26 September 1997
 To: Neil Tryba
 Company: FitzGerald Associates Architects
 Fax #: 773-327-8072
 Phone #: 773-327-8222
 From: John Nowakowski
 # Pages: 8
 Re: 1250 W. Van Buren Lofts

Ketchmark & Associates, Inc.
 Consulting Engineers
 100 Tower Drive, Suite 240
 Burr Ridge, Illinois 60521
 Tel 630.850.7774
 Fax 630.850.7042

00126764

Neil

K&A

Attached are electrical revisions we would like to add to the bid documents for the 1250 W. Van Buren project..

Please call with any questions.

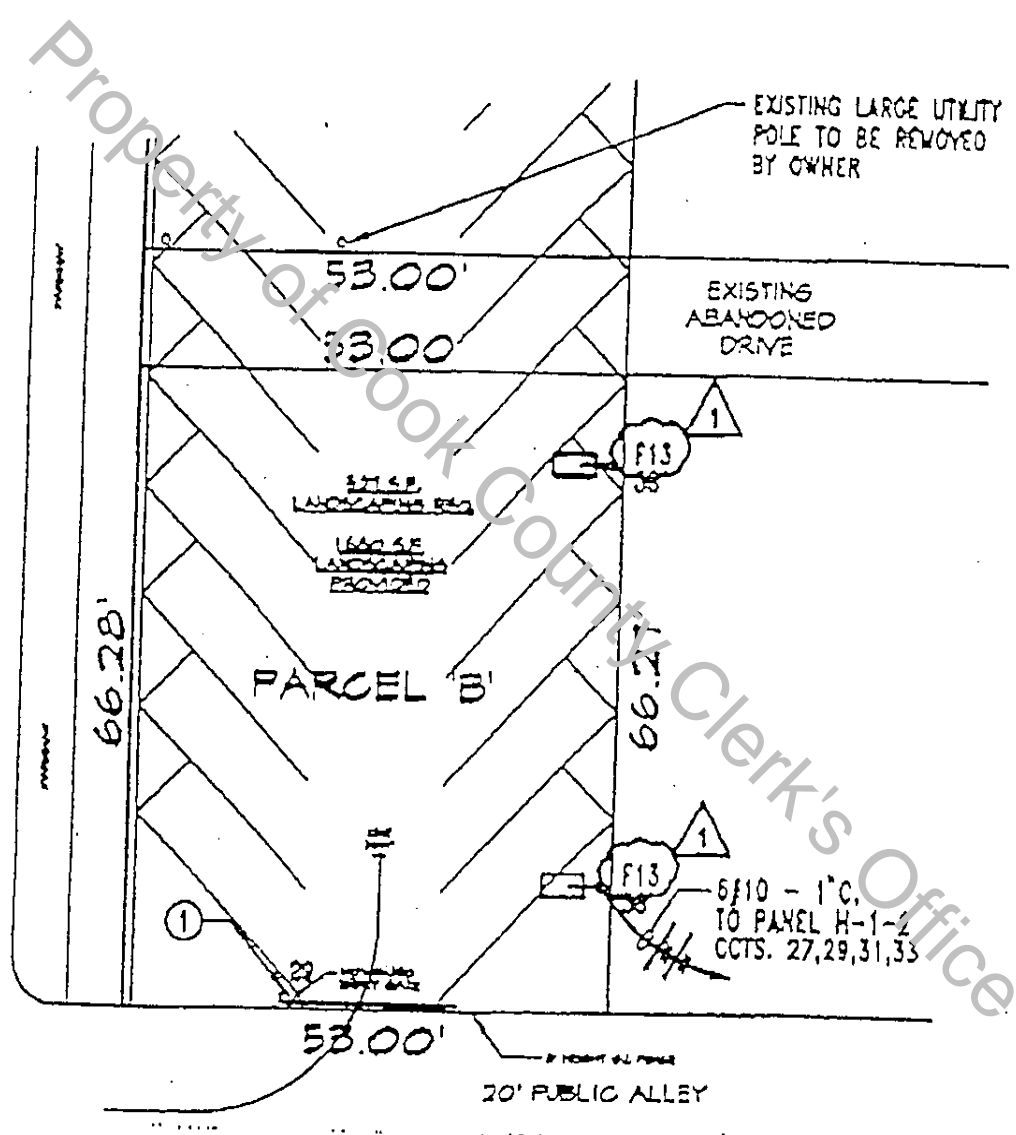
John

This message is intended for the use of the individual or entity to which it is addressed, and may contain certain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent of the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you received this communication in error, please notify us immediately by telephone.

Addendum
 4/38

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Addendum
5/38

Ketchmark & Associates, Inc.
Consulting Engineers
K&A
100 West Dearborn, Suite 200
Chicago, Illinois 60604
Tel: (312) 467-7777
Fax: (312) 467-7778

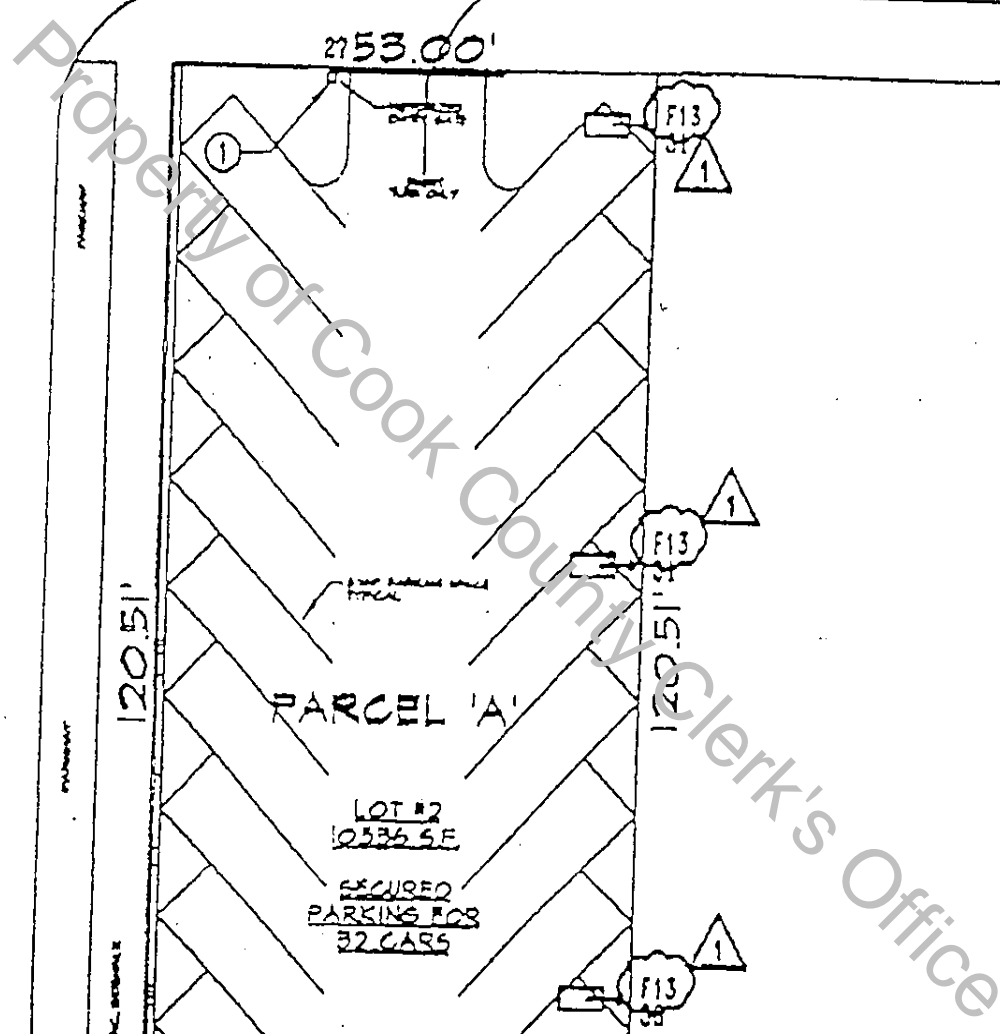
VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

PARTIAL
ELECTRICAL
SITE
PLAN

09-26-97
DATE
REF DWG
F1-2

1 JUL 64

WE



Addendum
6/38

K&A

100 Young Street, Boston, Mass.
 Boston, Mass. 02111
 Tel. 617-552-7776
 Telex 604444

YANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

PARTIAL
ELECTRICAL
SITE
PLAN
(NORTH)

REF DWN
E1-3

41-3

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SWITCHBOARD SCHEDULE

ID # MSB-2

VOLTAGE: 208Y/120 V.

PHASE/WIRE: 3 PH. 4-WIRE

GROUND BUS: 100 K RATED

MAIN TYPE: 800A. BPS

BUS AMPS: 800A

MOUNTING: FREE STANDING

ENCLOSURE: NEMA-1

O.C.P. TYPE: SWITCH AND FUSE
FAULT DUTY: 100,000 A.I.C.
SERVICE ENTRANCE RATED

CCT	LOAD DESCRIPTION	O.C.P.			REMARKS
		SW.	FUSE	POLE	
1	MAIN SWITCH	800A BPS	800A	3	
2	ELEVATOR #2 (ATS-2)	200A	150A	3	
3	ELEVATOR #1	200A	150A	3	
4	HP-1-1	400A	400A	3	
5	HP-1-2	200A	200A	3	
6	HP-4	200A	200A	3	
7	MAU-1	200A	125	3	
8	MAU-2	200A	125	3	
8	SPARE	200A	---	3	

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Addendum
7/38

Ketchmark & Associates, Inc.
Consulting Engineers
K&A

VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

PANEL
SCHEDULES
(MSB-2)

09-26-97
DATE
REF DWG
ES-2

BRANCH PANELBOARD SCHEDULE															
VOLTS/PH/WIRE: 120/208V, 3PH, 4W			PANEL # HP-4		LOCATION: 4TH FLOOR ELEC. CLOSET			MOUNTING: SURFACE			EXISTING OR NEW: NEW				
MAIN TYPE: 200A MCB															
MAIN BUS AMPS: 725															
FAULT DUTY: 10,000 A.I.C.															
LOAD DESCRIPTION	WATTS/PHASE			CCT. #	C/B SIZE (AMPS)	C/B TYPE	CCT. #	WATTS/PHASE			CCT. #	WATTS/PHASE			LOAD DESCRIPTION
	A	B	C					A	B	C		A	B	C	
3RD FLOOR	1600			1	20	20	2	650						3RD FLOOR LIGHTING	
CLINT-1 (4.8 KW)		1600		3	20	20			120					3RD FLOOR LIGHTING	
STAIR#1			1600	5	20	20				720				3RD FLOOR RECEPTACLE	
3RD FLOOR	1600			7	20	20	9	650						4TH FLOOR LIGHTING	
CLINT-1 (4.8 KW)		1600		9	20	20	10		120					4TH FLOOR LIGHTING	
STAIR#2			1600	11	20	20	12			720				4TH FLOOR RECEPTACLE	
5TH FLOOR	1600			13	20	20	14	650						5TH FLOOR LIGHTING	
CLINT-1 (4.8 KW)		1600		15	20	20	16		120					5TH FLOOR LIGHTING	
STAIR#1			1600	17	20	20	18			720				5TH FLOOR RECEPTACLE	
5TH FLOOR	1600			19	20	20	20	650						6TH FLOOR LIGHTING	
CLINT-1 (4.8 KW)		1600		21	20	20	22		120					6TH FLOOR LIGHTING	
STAIR#2			1600	23	20	20	24			720				6TH FLOOR RECEPTACLE	
SPARE				25	20	20	26							SPARE	
SPARE				27	20	20	28							SPARE	
SPARE				29	20	20	30							SPARE	
SPARE				31	20	20	32							SPARE	
SPARE				33	20	20	34							SPARE	
SPARE				35	20	20	36							SPARE	
SPARE				37	20	20	38							SPARE	
SPARE				39	20	20	40							SPARE	
SPARE				41	20	20	42							SPARE	
SUB-TOTALS	6400	6400	6400					2600	480	2880				SUB-TOTALS	
TOTAL CONNL WATTS / PHASE				A-PHASE				B-PHASE				C-PHASE			
				9000				6880				9280			

00126764

Addendum
8/38

Ketchmark & Associates, Inc.
Consulting Engineers
K&A

YANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

PANEL
SCHEDULES
(HP-4)

09-26-97
DATE
REF
E 5-2

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00126764

BRANCH PANELBOARD SCHEDULE

VOLTS/PH/WIRE: 120/208V, 3PH, 4W		PANEL 1 HP-1-2	
MAIN TYPE: 200A MCB		LOCATION: 1ST FLOOR ELEC. CLOSET	
MAIN BUS AMPS: 225		MOUNTING: SURFACE	
FAULT DUTY: 10,000 A.I.C.		EXISTING OR NEW: NEW	

LOAD DESCRIPTION	WATTS/PHASE			CCT. #	C/A SIZE (FUSES)	C/A SIZE (FUSES)	CCT. #	WATTS/PHASE			C/A SIZE (FUSES)	C/A SIZE (FUSES)	CCT. #	WATTS/PHASE			LOAD DESCRIPTION
	A	B	C					A	B	C				A	B	C	
1st FLOOR LIGHTING	750			1	20		1	20			20		2	650			2ND FLOOR LIGHTING
1st FLOOR LIGHTING		120		3	20		3	20			20		4	120			2ND FLOOR LIGHTING
1st FLOOR LIGHTING			600	5	20		5	20			20		6	720			2ND FLOOR LIGHTING
STARWAY LIGHTING	150			7	20		7	20			20		8				SPARE
STORAGE ROOM LIGHTING		700		9	20		9	20			20		10				SPARE
SPARE				11	20		11	20			20		12				OVERHEAD DOOR
BRK/STOR. EQPT. RM LIG.	650			13	20		13	20			20		14	300			UPPER LEVEL GARAGE LIG.
BOILER ROOM LIGHTING		560		15	20		15	20			20		16	950			UPPER LEVEL GARAGE LIG.
CONF. RECEPT. & TAXI LT				17	20		17	20			20		18	200			CAR WASH DETECTION PANEL
D/AT DOOR	300			19	20		19	20			20		20				SPARE
LOWER LEVEL GARAGE LIG.		875		21	20		21	20			20		22				SPARE
LOWER LEVEL GARAGE LIG.				23	20		23	20			20		24				
PARKING LOT GATE ENTRY	200			25	20		25	20			20		26	465			ET-G1 (1HP)
PARKING LOT GATE ENTRY		200		27	20		27	20			20		28	485			
PARKING LOT GATE ENTRY				29	20		29	20			20		30	486			
PARKING LOT GATE ENTRY	500			31	20		31	20			20		32	366			ET-E1 (3/4HP)
PARKING LOT LIG.		200		33	20		33	20			20		34	366			
SPARE				35	20		35	20			20		36	366			
SPARE				37	20		37	20			20		38				SPARE
SPARE				39	20		39	20			20		40				SPARE
SPARE				41	20		41	20			20		42				SPARE
SUB-TOTALS	2530	3205	2270											2267	1902	1752	SUB-TOTALS
TOTAL CONN. WATTS / PHASE																	
A-PHASE				B-PHASE				C-PHASE									
4812				5107				4072									

Addendum
9/38

Ketchmark & Associates, Inc.
Consulting Engineers
K&A

VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

PANEL
SCHEDULES
(HP-1-2)

09-26-97
DATE
REF DWN
E5-2

BRANCH PANELBOARD SCHEDULE

PANEL 1 HP-PH-1

VOLTS/PH./WIRE: 120/208V, 3PH, 4W

LOCATION: ELEVATOR MACH. ROOM

MAIN TYPE: 200A MCB

MOUNTING: SURFACE

MAIN BUS AMPS: 225

EXISTING OR NEW: NEW

FAULT DUTY: 10,000 A.I.C.

LOAD DESCRIPTION	WATTS/PHASE			CCT. #	C/S SUC INCHES	C/S SUC INCHES	CCT. #			WATTS/PHASE			LOAD DESCRIPTION
	A	B	C				A	B	C	A	B	C	
7TH FLOOR	1600			1	20		1			650			7th FLOOR LIGHTING
CUI-1 (4.8 KW)		1600		3							120		7th FLOOR LIGHTING
STAIR #1			1600	5		3						7th	7th FLOOR LIGHTING
7TH FLOOR	1600			7	20					3960			RTU-1
CUI-1 (4.8 KW)		1600		9		3					3960		RTU-2
STAIR #2			1600	11		3							SPARE
SPARE				13	20	20							SPARE
SPARE				15	20	20							SPARE
SPARE				17	20	20							SPARE
SPARE				19	20	20							SPARE
SPARE				21	20	20							SPARE
SPARE				23	20	20							SPARE
SPARE				25	20	20							SPARE
SPARE				27	20	20							SPARE
SPARE				29	20	20							SPARE
SPARE				31	20	20							SPARE
SPARE				33	20	20							SPARE
SPARE				35	20	20							SPARE
SPARE				37	20	20							SPARE
SPARE				39	20	20							SPARE
SPARE				41	20	20							SPARE
SUB-TOTALS	1200	3200	3200				13350	10940	12370				SUB-TOTALS
TOTAL CONN. WATTS							PHASE						
A-PHASE							B-PHASE			C-PHASE			
16550							14140			15570			

00126769

Addendum
10/38

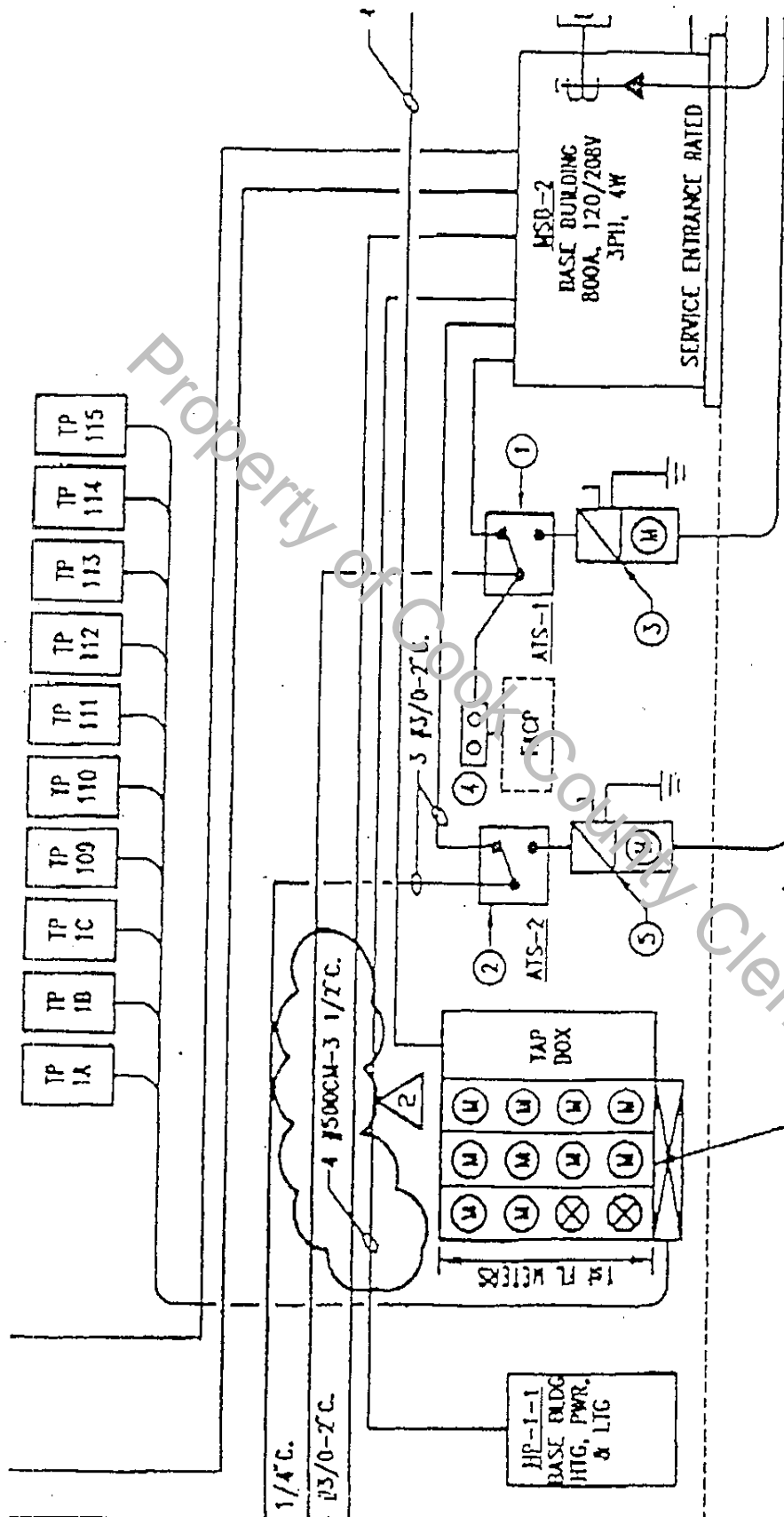
Ketchmark & Associates, Inc.
Consulting Engineers
K&A

YANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

PANEL
SCHEDULES
(HP-PH-1)

09-26-97
DATE
REF DWG
ES-2

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ELECTRICAL POWER

1

E4-1 SCALE: NONE

00126764

METER CENTER-1
 400A 120/208V 3PH, 4W
 WITH 400A SERVICE ENTRANCE
 RATED MAIN C/B AND
 (12) 100A SINGLE PHASE
 3 WIRE UTILITY METER SOCKETS.
 EACH SOCKET WITH A 100A 2P
 CIRCUIT BREAKER
 (2-BLANK SOCKETS)

Addendum
 11/38

Ketchum & Associates, Inc.
 Consulting Engineers

K&A

100 West Duane, Suite 200
 Chicago, Illinois 60601
 Tel. 312.467.7774
 Fax 312.467.7942

VANGUARD LOFTS
 1250 WEST VAN BUREN
 CHICAGO, ILLINOIS

ELECTRICAL
 POWER

21522 DIAGRAM

09-26-97
 ME

REF DUX
 E 4.1

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TRANSMITTAL / FAX

To: Greg Hudalla
Company: Hunter Alliance Corporation
Address: 527 South Wells Street
City/State: Chicago, IL 60607

Date: 9-24-97
Fax: 312-987-4650
No. of Pages: 7

FITZGERALD
ASSOCIATES
ARCHITECTS

3110 North Sheffield
Chicago, Illinois 60657
773.327.8222
Fax: 773.327.8072

Re: Misc. Addenda

Project No: 9714
Project Name: Vanguard Lofts

From: Neil J. Tryba

cc:
cc:
cc:

Fax:
Fax:
Fax:

00126764

We are sending you via:

☒ Messenger
☐ Attached

☐ Overnight Delivery
☐ Under separate cover via:

☐ US Mail
☒ Fax

The following items:

☐ Shop Drawings

☐ Prints

☐

6 PGS of K & A ADDENDA
of
of
of

Dated 9-16-97

Dated

Dated

Dated

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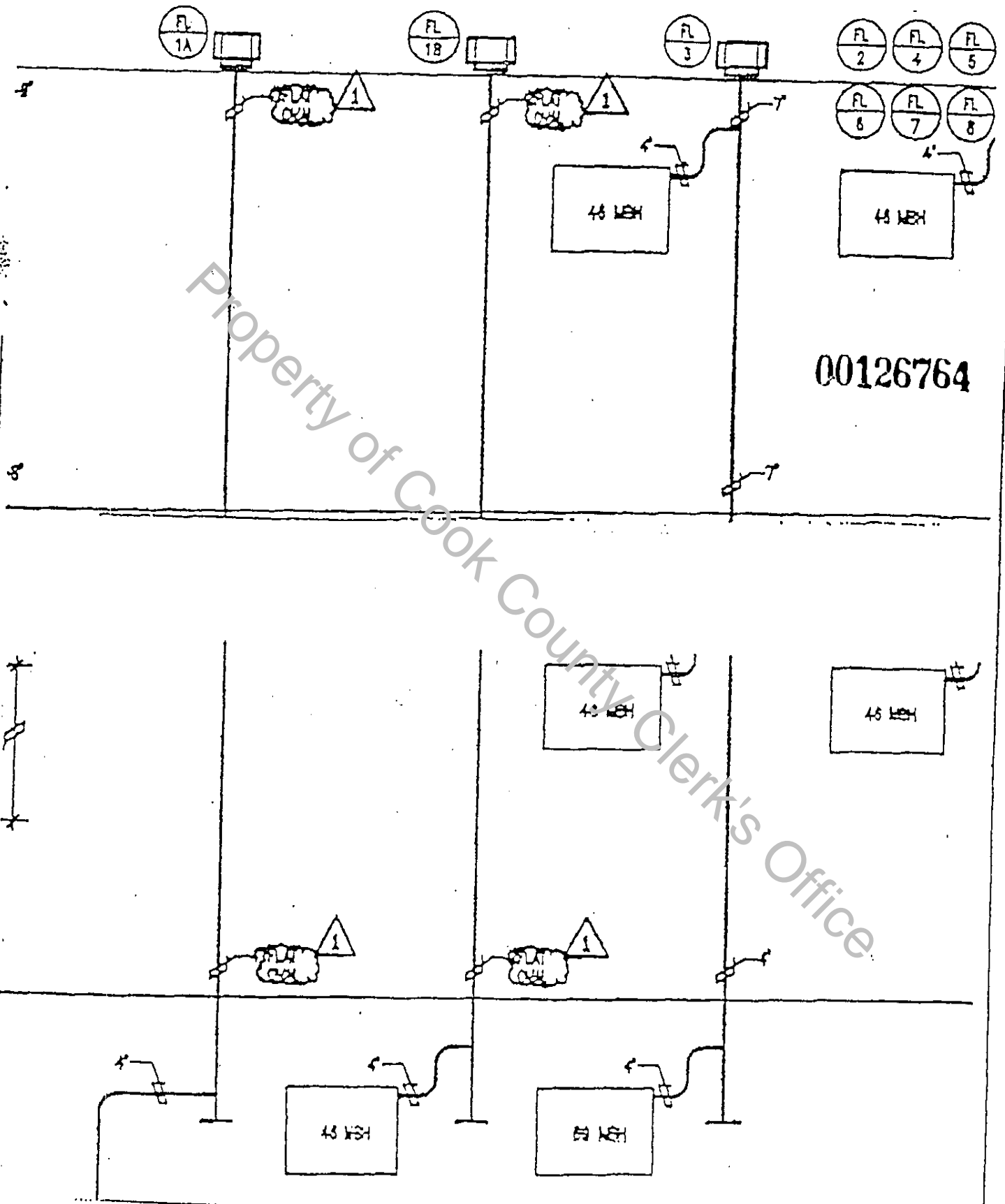
☐ Reviewed-exceptions noted
☐ Miscellaneous

Remarks:

Greg,
Attached are addenda issued by our engineering consultants. I think I gave them to you at last weeks meeting.

Addendum
12/38

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Ketchmark & Associates, Inc.
Consulting Engineers

K&A

100 North Dearborn Street, Suite 200
Chicago, Illinois 60610
Tel: (312) 321-1111
Fax: (312) 321-1112

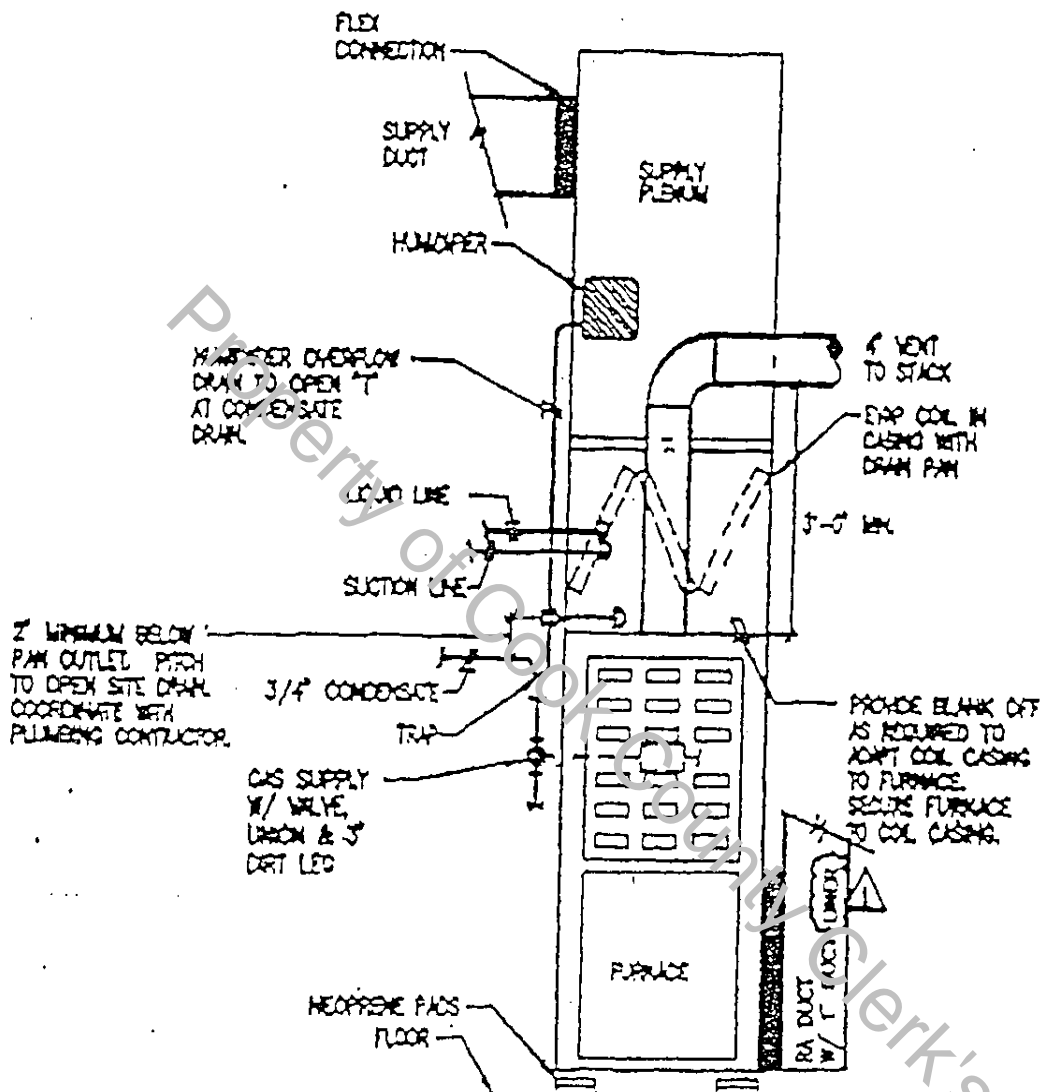
YANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

GAS FLOW
2500 BTU/H

09-16-97
DATE

REF 224 Addendum
113-1 13/38

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00126764

NOTES

1. LOCATE UNITS TO PROPERLY MAINTAIN ALL CLEARANCES IN ACCORDANCE WITH CITY OF CHICAGO BUILDING CODE AND UNIT MANUFACTURER'S RECOMMENDATIONS.

3 VERTICAL FURNACE DETAIL

M3-3 SCALE: NO SCALE

Ketchmark & Associates, Inc.
Consulting Engineers
K&A

VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

VERTICAL
FURNACE
DETAIL

09-18-97
DATE

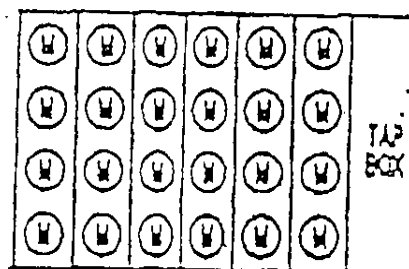
REF DWG Addendum
M3-3 14/38

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POWER RISER NOTES

- ① THE ELECTRICAL CONTRACTOR SHALL PROVIDE A CHICAGO APPROVED EMERGENCY LIGHTING SYSTEM & DISTRIBUTION. THIS SHALL INCLUDE (1) 100 AMP 120/208V, 3PH, 4W AUTOMATIC TRANSFER SWITCH WITH SWITCHED NEUTRAL. MANUFACTURER: ZENITH ZTS41 OR ASCO #940. COMPLETE ASSEMBLY SHALL BE U.L. 1008 LISTED. OPTIONS INCLUDE: ADJUSTABLE NORMAL TO EMERGENCY AND EMERGENCY TO NORMAL TIME DELAYS, MANUAL TEST SWITCH, UNDER/OVER VOLTAGE, FREQUENCY SENSING AND NORMAL/EM AVAILABILITY INDICATION LIGHTS.
- ② THE ELECTRICAL CONTRACTOR SHALL INCLUDE LABOR AND MATERIAL TO PROVIDE AN EMERGENCY POWER SOURCE TO ELEVATOR. THIS SHALL INCLUDE (1) 200A, 208V, 3PH AUTOMATIC TRANSFER SWITCH. MANUFACTURER: ZENITH ZTS41 OR ASCO #940. COMPLETE ASSEMBLY SHALL BE U.L. 1008 LISTED. OPTIONS INCLUDE: ELEVATOR FIRE SIGNAL, ADJUSTABLE NORMAL TO EMERGENCY AND EMERGENCY TO NORMAL TIME DELAYS, MANUAL TEST SWITCH, UNDER/OVER VOLTAGE, FREQUENCY SENSING AND NORMAL/EM AVAILABILITY INDICATION LIGHTS.
- ③ EMERGENCY LIGHTING FUSED DISCONNECT SWITCH, SERVICE ENTRANCE RATED, 250V, 3 POLE, NEMA-1, 100A AMP WITH (3) 100 AMP RK-1 DUAL ELEMENT TIME DELAY FUSES. ALSO PROVIDE COM-ED APPROVED 100A 208/120V, 3W METER SOCKET, NEMA-1 ENCLOSURE. REMOVABLE HANDLE REQUIRED.
- ④ 2-15A PLUG FUSE PANEL "RYAN BOX" FEED WITH 3/16" CABLE - 3/4" C. RUN 3 #12 AWG-1.2" C. TO POWER SUPPLY OF FIRE ALARM CONTROL PANEL.
- ⑤ EMERGENCY ELEVATOR FUSED DISCONNECT SWITCH, SERVICE ENTRANCE RATED, 250V, 3 POLE, NEMA-1, 200A AMP WITH (3) 200 AMP RK-1 DUAL ELEMENT TIME DELAY FUSES. ALSO PROVIDE COM-ED APPROVED 200A 208V, 3PH, 3W METER SOCKET, NEMA-1 ENCLOSURE.
- ⑥ 600A, 208V, 3PH, 3W METER/C.T. CABINET SERVICE ENTRANCE RATED.
- ⑦ 2 SETS OF 3 #350MCM-3" C. ROUTED UNDERGROUND ENCASED IN A 3" CONCRETE ENVELOPE.
- ⑧ ELEVATOR DISCONNECT SWITCH IN ELEVATOR PENTHOUSE. 200A, 250V, 3 POLE NEMA-1.
- ⑨ "MGS" MASTER GROUND BUS 12"x4"x1/4" COPPER GROUND BUS ATTACHED TO STREET SIDE OF METER WITH U.L. LISTED U-CLAMP. TAG ALL CABLE CONNECTIONS AT THIS BUS WITH RED SYSTEM GROUND - DO NOT REMOVE TAG.

00126764



RATED
(30) 1
3 WIRE
EACH
CIRCUIT
(2-3L)

OFFERING
P.)

2 SETS OF

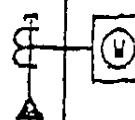
#350MCM - 3 1/2" C.

- 4 #350MCM - 3 1/2" C.



WS-1
TERRANT
2500A, 120/208V
3PH, 4W

SERVICE ENTRANCE RATED



Kitchmark & Associates, Inc.
Consulting Engineers

VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

ELECTRICAL
POWER
RISER DIAGRAM

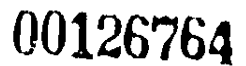
09-16-97
DATE

REF DUL. Addendum
E4.1 15/38

K&A

1000 North Dearborn, Suite 300
Chicago, Illinois 60610
Tel: (312) 321-7777
Fax: (312) 321-7778

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ELECTI

100 Twenty Down, Suite 300
New York, New York 10011
Tel. (212) 677-7774
Fax (212) 677-7774

ELECTRICAL-
POWER
RISK DAZZ



25-1

SKETCH NUMBER

Page 05

LETCHER & ASSOC.

SECRET

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132

12:21 456789101112

740310000

101-
101-101

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Addendum
16/38

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FITZGERALD
ASSOCIATES
ARCHITECTS

3110 North Sheffield
Chicago, Illinois 60657
773.327.8222
Fax: 773.327.8072

To: Greg Hudella
Company: Hunter Alliance Corporation
Address: 527 South Wells Street
City/State: Chicago, IL 60607

Date: 6-19-97
Fax: 312-987-4650
No. of Pages: 2

Re: Sprinkler addenda

Project No: 9714
Project Name: Vanguard Lofts

From: Neil J. Tryba

00126764

We are sending you via

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☒ Attached

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1 PG. of SPRINKLER ADDENDA
of
of
of

Dated 9-19-97

Dated

Dated

Dated

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☐ For review and comment

☐ Miscellaneous

☒ For Bid

Remarks:

Greg,

Please include this addenda with the sprinkler bid packages.

Addendum
17/38

00126764

REFERENCE DRAWINGS F2-2 & F2-3
 PROVIDE SIDEWALL SPRINKLER HEADS IN ALL LEFT UNIT BATH ROOMS IN LIEU OF THE
 RECESSED TYPE INDICATED. PROVIDE BRANCH PIPING FROM NEAREST MAIN DOWN WALL
 CONSTRUCTION TO SIDEWALL LOCATION.

REFERENCE DRAWING F1-1

EQUIPMENT

34. REPLACE ALL EXISTING SPRINKLER HEADS AND PROVIDE
 ADDITIONAL NEW HEADS AS REQUIRED TO MEET THE REQUIREMENTS OF
 THESE DRAWINGS, CITY OF CHICAGO BUILDING CODE AND NFPA 13.
 NEW HEADS SHALL BE PENDANT STYLE HEAD WITH BRASS FINISH,
 RECESSED STYLE HEADS WITH CHROME FINISH AND CHROME
 ESCUTCHEON, AND RECESSED SIDEWALL STYLE HEADS WITH CHROME
 FINISH AND CHROME ESCUTCHEON AS INDICATED.

PROVIDE HIGH TEMPERATURE CLASSIFICATION SPRINKLER
 HEADS IN ALL MECHANICAL ROOMS AND FURNACE SPACES.
 PROVIDE INTERMEDIATE CLASSIFICATION SPRINKLER HEADS
 IN ALL ELEVATOR MACHINE ROOMS AND ELEVATOR SHAFTS.

SPRINKLER HEAD CABINET AND WRENCH: FINISHED STEEL
 CABINET, SUITABLE FOR WALL MOUNTING, WITH Hinged
 COVER AND SPACE FOR 8 SPARE SPRINKLER HEADS PLUS
 SPRINKLER HEAD WRENCH. PROVIDE A SEPARATE CABINET
 FOR EACH STYLE SPRINKLER HEAD ON THE PROJECT.

Addendum
 18/38

Ketchmark & Associates, Inc.
 Consulting Engineers
K&A
 1401 Pioneer Square, Suite 300
 New York, Illinois 60611
 Tel. 606.328.7774
 Fax 606.328.7048

VANGUARD LOFTS
 1250 WEST VAN BUREN
 CHICAGO, ILLINOIS

FIRE PROTECTION
 NOTES

09-19-97
 DATE

REF DWGS
 F1-12-22-2

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To: Greg Hudalla
Company: Hunter Alliance Corporation
Address: 527 South Wells Street
City/State: Chicago, IL 60607

Date: 10-2-97
Fax: 312-967-4650
No. of Pages: 2

FITZGERALD
ASSOCIATES
ARCHITECTS

3110 North Sheffield
Chicago, Illinois 60657
773.327.8222
Fax: 773.327.8072

Re: Lintel repair detail.

Project No: 9714
Project Name: Vanguard Lofts

From: Neil J. Tryba

cc: Kenneth Samuels
Fax: 312-666-3558
Fax: 312-666-3558
Fax: 312-666-3558

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1 of LINTEL REPAIR DETAIL
of
of
of

Dated 10-2-97

Dated

Dated

Dated

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☐ Returned for corrections

☒ Addenda to bid documents.

☐ Reviewed-no exceptions noted

☐ For review and comment

☐ Reviewed-exceptions noted

☐ Miscellaneous

Remarks:

Greg,

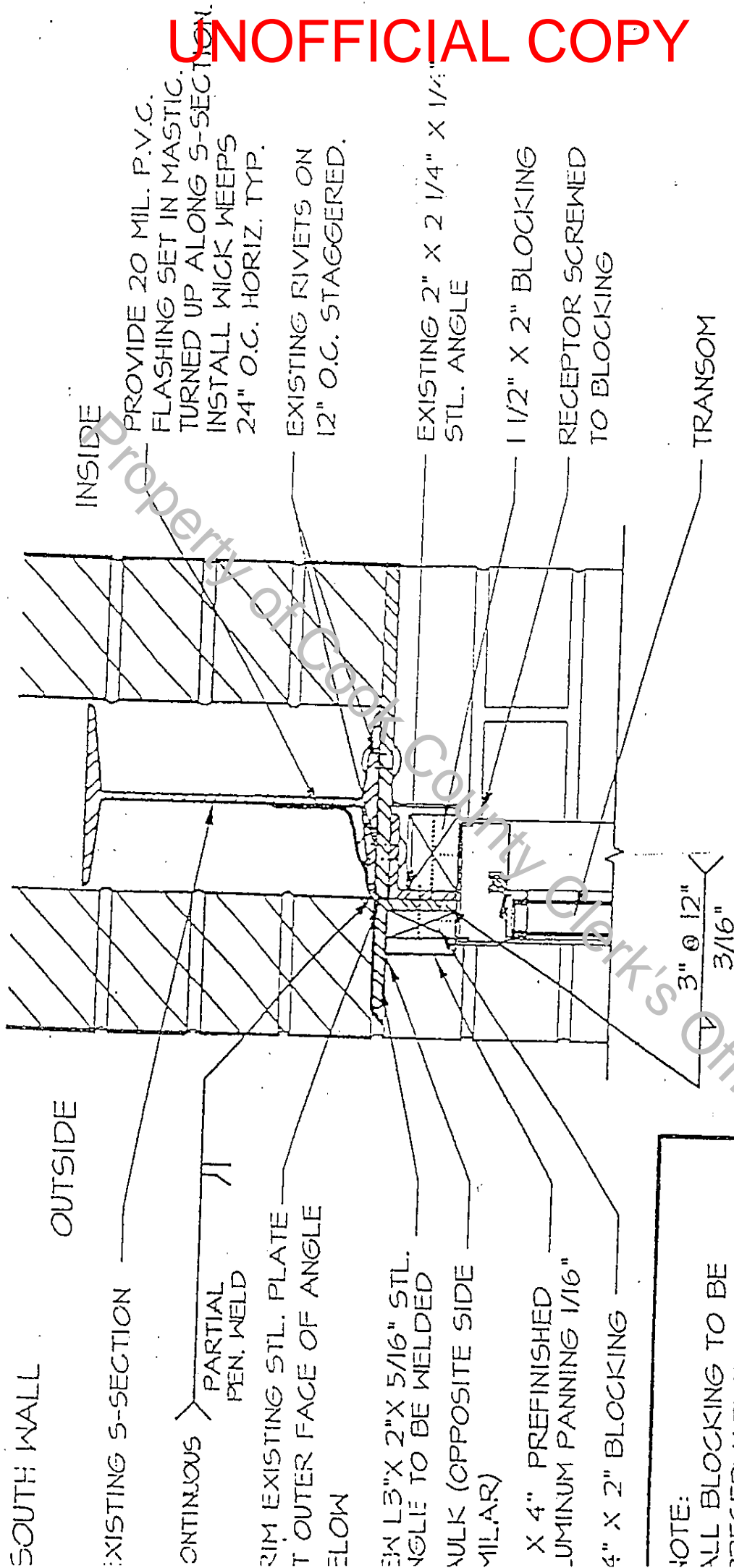
Herewith is the lintel repair detail. This detail has been reviewed by Howard Stearn his comments have been included on this drawing. You may want to substitute this detail in lieu of masonry note #26 on A-0, still assuming 15% replacement. This detail also depicts the blocking and prefinished aluminum panning. Please call with your questions.

Neil

No lintel repair detail to
masonry of masonry
Sales office on 3rd floor

Addendum
19/38

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00126764

LINTEL REPAIR DETAIL

SCALE 3" = 1'-0"

NOTE:
ALL BLOCKING TO BE
PRESERVATIVE TREATED
WOOD TYP.

Addendum
20/38

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FITZGERALD
ASSOCIATES
ARCHITECTS

3110 North Sheffield
Chicago, Illinois 60657
773.327.8222
Fax: 773.327.8372

To: Greg Hudalla
Company: Hunter Alliance Corporation
Address: 527 South Wells Street
City/State: Chicago, IL 60607

Date: 10-2-97
Fax: 312-987-4650
No. of Pages: 2

Re: Garage foundation revisions.

Project No: 9714
Project Name: Vanguard Lofts

From: Neil J. Tryba

cc: Kenneth Samuels
cc: Moises Cukierman / Nancy Carter
cc:

Fax: 312-666-3553
Fax: 312-666-3553
Fax:

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1 of STRUCTURAL ADDENDUM #1
of
of
of

Dated 10-2-97

Dated

Dated

Dated

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☒ Addenda to bid documents.

☐ Reviewed-no exceptions noted

☐ For review and comment

☐ Reviewed-exceptions noted

☐ Miscellaneous

Remarks:

Greg,

As per our phone conversation, herewith is addendum which addresses the soil engineers new requirement of 1500 psi soil capacity. The other issues such as: waterproofing the basement walls; underslab drainage including 8" granular material under slab, drains 50'-0" o.c., water stops around perimeter; and omission of perimeter drain tile will be addressed with our civil engineer when his contract issues have been resolved with our client.

Neil

Addendum
2/1/38

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PAGE 04

STEARN-JOGLEKAR, LTD.

Consulting
Structural
Engineers

Howard C. Stearn, A.I.A.
Milind R. Joglekar, Ph.D., P.E., S.E.

00126764

VANGUARD LOFTS
CHICAGO, ILLINOIS

Revisions to Structural Drawings

ADDENDUM NO. 1
OCTOBER 2, 1997

S2-1

1. Revise all F8.5 to read F9.5.
2. Revise all F8.0 to read F8.5
3. Add F9.5 to "Foundation Schedule"
F9.5 : 9'-8"x9'-6"x1'-9" 10(#7) Each Way

S3-2

1. Clarify detail "8": #5 AT 12" VERT. to #5 AT 12" VERT. EA. FACE

Addendum
22/38

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5002



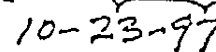
- High quality, medium density fiberboard made from the best western softwoods and quality wood chips.
- Appearance, strength, density and consistency. Load to load, panel to panel.
- Your finishing looks great on us — paper, vinyl, foil, veneer, paint or lacquer.
- A team of highly trained professionals dedicated to understanding your business.
- Informed sales specialists and distributors — ready to be your best supplier.

PO. Drawer 1427
Las Vegas, New Mexico 87701-1427
Phone: (505) 425-5211

Addendum
23/38



00126764



CALE: $1/8" = 1'-0"$



Addendum
24/38

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FITZGERALD
ASSOCIATES
ARCHITECTS

To: Greg Hudalla
Company: Hunter Alliance Corporation
Address: 527 South Wells Street
City/State: Chicago, IL 60607

Date: 10-24-97
Fax: 312-987-4650
No. of Pages: 2

3110 North Sheffield
Chicago, Illinois 60657
773.327.8222
Fax: 773.327.8072

Re: Misc. Addenda #4

Project No: 9714

Project Name: Vanguard Lofts

From: Neil J. Tryba

cc: Nancy Cutter

Fax: 312-666-3558

Fax:

Fax:

We are sending you via:

☐ Messenger

☒ Attached

☐ Overnight Delivery

☐ Under separate cover via:

☐ US Mail

☒ Fax

The following items:

☐ Shop Drawings

☐ Prints

☐

1 of BRADLEY ENGR. LTD.

of

of

of

Dated 10-23-97

Dated

Dated

Dated

These are transmitted as checked below:

☐ For approval

☐ As requested

☐

☒ For your use

☐ Returned for corrections

☐ Reviewed-no exceptions noted

☐ For review and comment

☐ Reviewed-exceptions noted

☐ Miscellaneous

Remarks:

Greg,

Attached is an addendum for the additional drain tile in the garage. Other additional items to include in the bid with respect to the perched water around the garage are: A continuous water-stop between the footing and the foundation wall, damp-proofing the foundation wall perimeter below grade, and 6" of CA7 gravel under the basement slab with 8-10" at the drain tile. Please feel free to call with any questions. Thanks.

Neil

*Addendum
25/38*

UNOFFICIAL COPY

Fax Transmission

Date: 16 September 1997

To: Neil Tryba

Company: FitzGerald Associates Architects

Fax #: 773-327-8072

Phone #: 773-327-8222

From: John Nowakowski

Pages: 6

Re: 1250 W. Van Buren Loft

Ketchmark & Associates, Inc.
Consulting Engineers
100 Tower Drive, Suite 240
Burr Ridge, Illinois 60521
Tel 630.850.7774
Fax 630.850.7042

00126764

Neil

K&A

Attached are the sketches of the revisions we recommend being added to the bid documents for the 1250 W. Van Buren project.

Please call with any questions.

John

9/26/97

Security Required

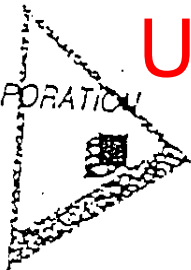
- 1) Motion Detectors on 1st Floor Units
- 2) Door contacts on all units.
- 3) Conduit / Dedicated 1900 Buss etc

This message is intended for the use of the individual or entity to which it is addressed, and may contain certain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent of the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you received this communication in error, please notify immediately by telephone.

Addendum to Be included in the bid
26/38

UNOFFICIAL COPY

REZMAR CORPORATION

**Fax Cover Sheet****00126764**

Date: September 24, 1997

To: Greg Hudalla

Company: Hunter Alliance

Fax #: 312-937-4650

From: Nancy Cutler

cc: Dan Mahru

Moises Cukierman

pages, including cover sheet: 1

Re: 1250 West Van Buren

Please send a set of drawings to the following company with a request for proposal on the finishes:

Scott Meagan
 Carpet Mill Outlet
 122 West Northwest Highway
 Barrington, IL 60010

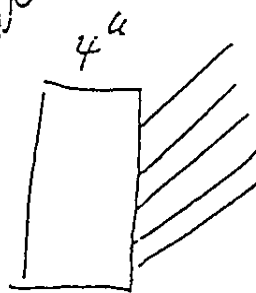
phone: 847-381-6171

fax: 847-381-5435

ok

For Bulletin

Wider Board is
 requested at Main (Unit)
 Entry Door Edge
 (Transition)



Addendum
 27/38

00126764

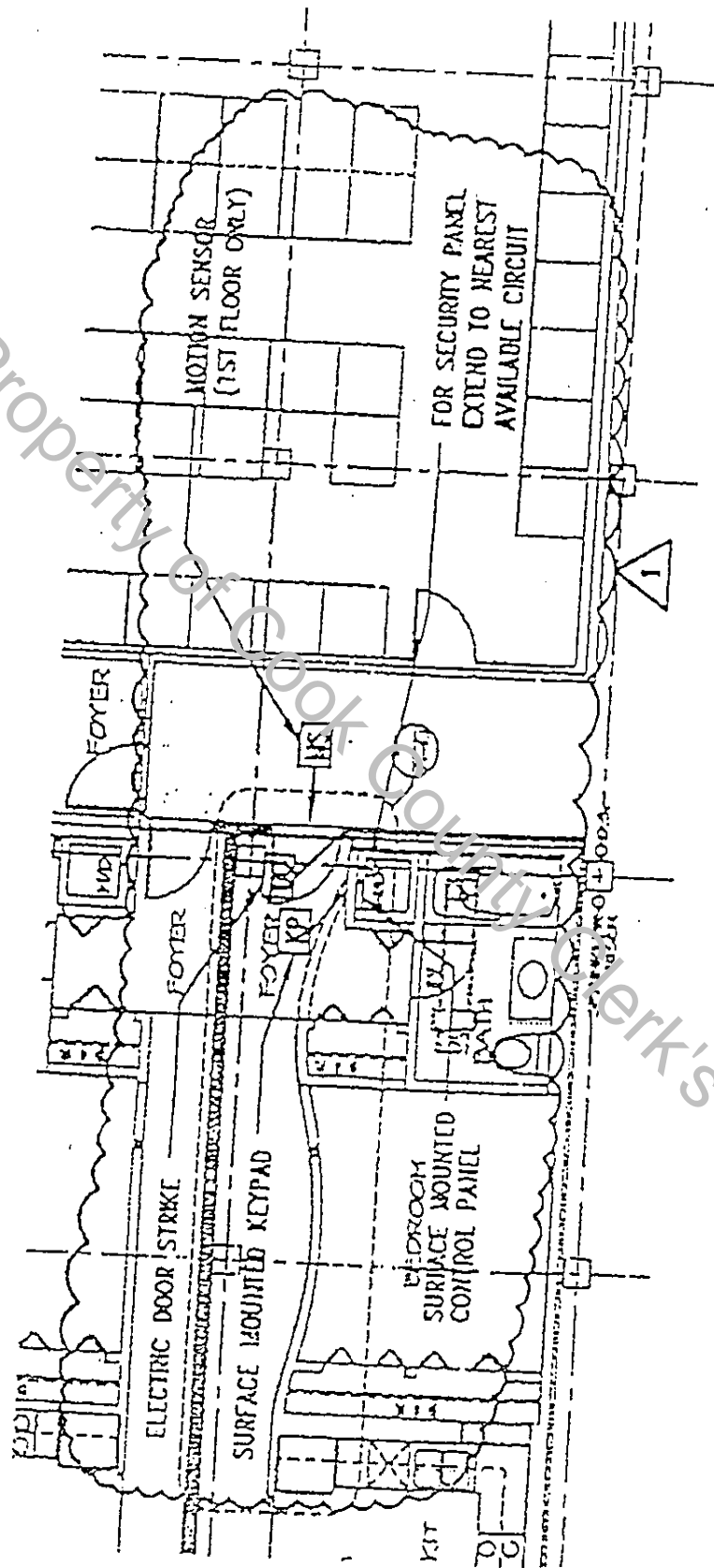
BRANCH PANELBOARD SCHEDULE

PANEL 1 HP-1-1
 LOCATION: 1ST FLOOR ELEC. CLOSET
 MOUNTING: SURFACE
 EXISTING OR NEW: NEW
 VOLTS/PH./WIRE: 120/208Y, 3PH, 4W
 MAIN TYPE: 400A MCB
 MAIN BUS AMPS: 400
 FAULT DUTY: 10,000 A.I.C.

LOAD DESCRIPTION	WATTS/PHASE			CCT. #	C/B SIZE (INCHES)	C/B SIZE (INCHES)	WATTS/PHASE			CCT. #	WATTS/PHASE			LOAD DESCRIPTION	
	A	B	C				A	B	C		A	B	C		
UHL-3 (2 @ 2.5 KW)	1666			1	20	20	1666			2	1666			CUL-1 (5 KW)	
	1666			3	20	20	1666			4	1666				
UHL-3 (2.5 KW)	833			5	20	20	833			6	833				
	833			7	20	20	833			8	8000			CUL-24 (24 KW)	
UHL-2 (1 KW)	1000			9	20	20	1000			10	8000				
	1000			11	20	20	1000			12	8000				
UHL-1 (1.5 KW)	1500			13	20	20	1500			14	8666				
SP-2 (1/2 HP)	1500			15	20	20	1500			16	8666			UHL-20 (20 KW)	
	1320			17	20	20	1320			18	8666				
JP-1 (3 HP)	1320			19	20	20	1320			20	3333				
	1320			21	20	20	1320			22	3333			UHL-10 (10 KW)	
	3864			23	40	40	3864			24	3333				
DP-1 (10 HP)	3864			25	40	40	3864			26	400			WH-1, WH-2	
	3864			27	20	20	3864			28	1176			SP-1 (1/2 HP)	
CUL-1 (5 KW)	1666			29	20	20	1666			30	1176			TE-1A/B (1/4 HP)	
	1666			31	20	20	1666			32	466				
	1666			33	20	20	1666			34	466			RC-1 (1 HP)	
EP-1 (1/2 HP)	1176			35	20	20	1176			36	166				
SE-1 (1/2 HP)	1176			37	20	20	1176			38	166			SPARE	
SPARE	1176			39	20	20	1176			40	---			SPARE	
	1176			41	20	20	1176			42	---			SPARE	
SUB-TOTALS	1575	12075	10525							20611	21307	20827		SUB-TOTALS	
				TOTAL CORR. WATTS			PHASE								
				A-PHASE	B-PHASE	C-PHASE									
				32136	33332	31352									

UNOFFICIAL COPY

00126764



Addendum
29/38

Ketchmark & Associates, Inc.
Consulting Engineers
K&A
100 West Madison, Suite 1100
Chicago, Illinois 60601
Tel: 312.587.7770
Fax: 312.587.7700

VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

TYPICAL
FIRST
FLOOR

10-01-97
DATE

UNOFFICIAL COPY

Fax Transmission

Date: 01 October 1997
To: Neil Tryba
Company: FitzGerald Associates Architects
Fax #: 773-327-8072
Phone #: 773-327-8222
From: John Nowakowski
Pages: 4
Re: 1250 W. Van Buren Lofts

Ketchmark & Associates, Inc.

Consulting Engineers
00126764
100 Tower Drive, Suite 240

Burr Ridge, Illinois 60521

Tel 630.850.7774

Fax 630.850.7042

Neil

K&A

Attached are additional electrical revisions we would like to add to the bid documents for the 1250 W. Van Buren project..

Please call with any questions.

John

Addendum
31/38

This message is intended for the use of the individual or entity to whom it is addressed, and may contain certain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent of the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this document is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by telephone.

TRANSMITTAL/FAX

UNOFFICIAL COPY

To: Greg Hudalla
 Company: Hunter Alliance Corporation
 Address: 527 South Wells Street
 City/State: Chicago, IL 60607

Date: 10-1-97
 Fax: 312-937-4650
 No. of Pages: 5

00126784
 PHILLIP GERALD
 ASSOCIATES
 ARCHITECTS

3110 North Sheffield
 Chicago, IL 60657
 773.327.8222
 Fax: 773.327.8072

Re: Misc. Addenda #3

Project No: 9714
 Project Name: Vanguard Lofts

From: Neil J. Tryba

We are sending you via

☐ Messenger
☒ Attached

☐ Overnight Delivery
☐ Under separate cover via:

☐ US Mail
☒ Fax

The following items:

☐ Shop Drawings

☐ Prints

☐

4 PGS of K & A ADDENDA
 of
 of
 of

Dated 10-1-97

Dated

Dated

Dated

These are transmitted as checked below:

☐ For approval
☐ As requested
☐

☒ For your use
☐ Returned for corrections

☐ Reviewed-no exceptions noted
☐ For review and comment

☐ Reviewed-exceptions noted
☐ Miscellaneous

Remarks:

Greg,

Attached are additional addenda issued by our engineering consultants. Please note that included in this package is information with respect to the individual unit security systems which was not shown on the bid drawings and a revision to one of the electrical panels.

Addendum
 32/38

UNOFFICIAL COPY

00126764

Keuchmark & Associates, Inc.
Consulting Engineers
100 Tower Drive, Suite 240
Burr Ridge, Illinois 60521
Tel 630.850.7774
Fax 630.350.7042

Fax Transmission

Date: 16 September 1997
To: Neil Tryba
Company: FitzGerald Associates Architects
Fax #: 773-327-8072
Phone #: 773-327-8222
From: John Nowakowski
Pages: 6
Re: 1250 W. Van Buren Lofts

Neil

K&A

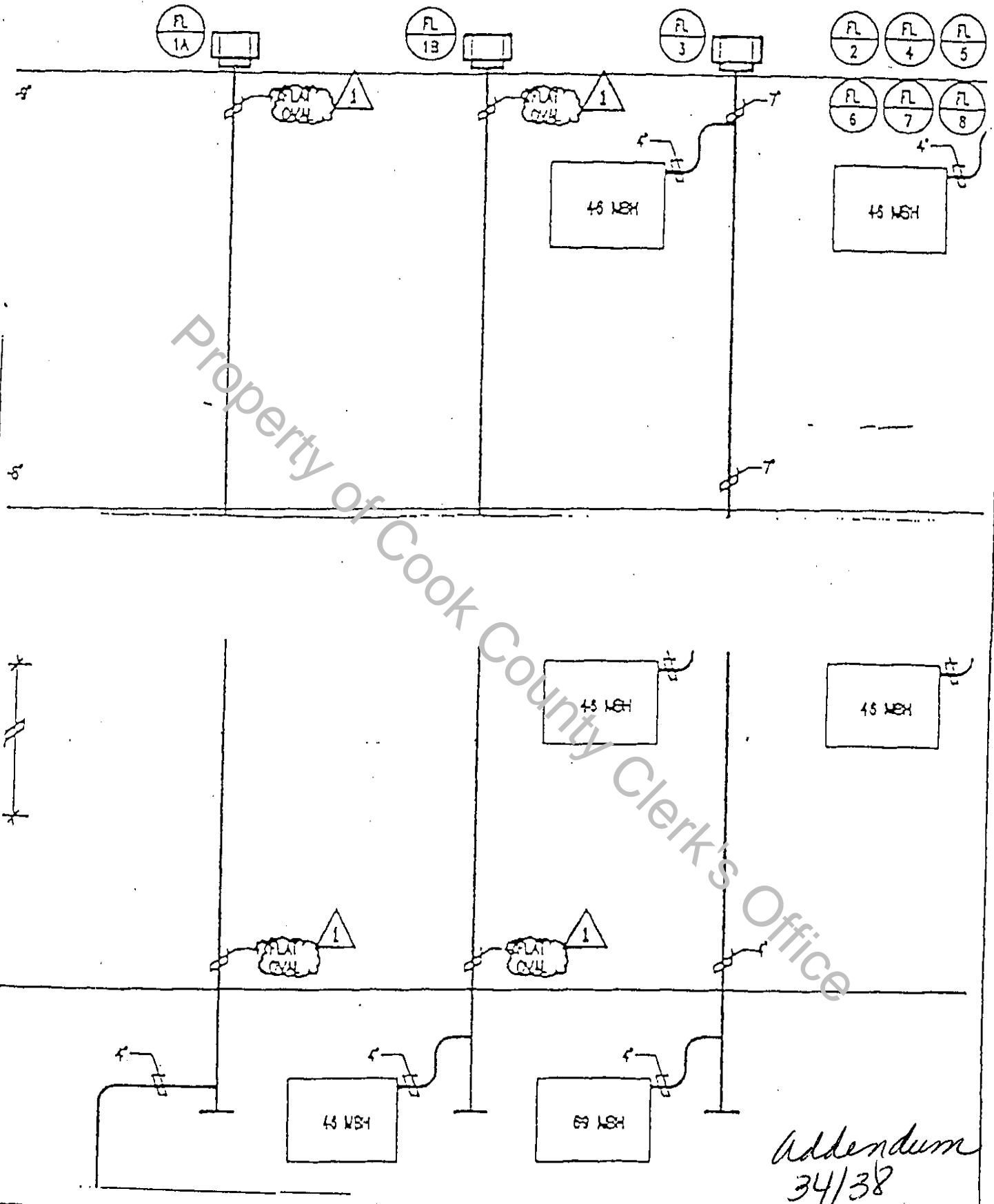
Attached are the sketches of the revisions we recommend being added to the bid documents for the 1250 W. Van Buren project.

Please call with any questions.

John

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Addendum
33/38

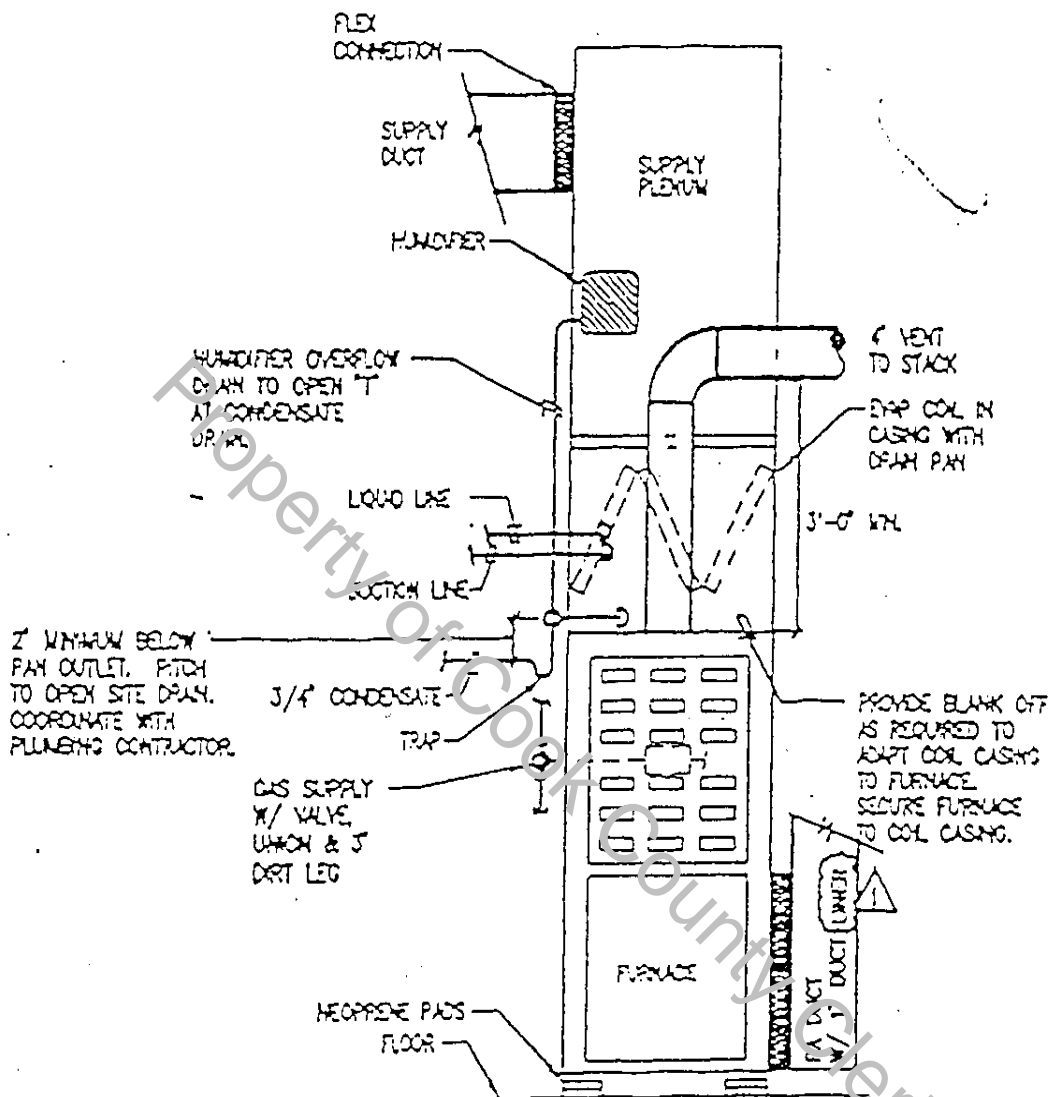


Ketchmark & Associates, Inc.
 Consulting Engineers
K&A
 100 Power Drive, Suite 340
 Burr Ridge, Illinois 60521
 Tel: 630.250.7774
 Fax: 630.250.7043

YANGUARD LOFTS
 1250 WEST VAN BUREN
 CHICAGO, ILLINOIS

GAS FLOW
 PRESSURE DIAGRAM

09-15-97
 DATE
 REF DCA
 113-1
 SECTION NUMBER



NOTES:

1. LOCATE UNITS TO PROPERLY MAINTAIN ALL CLEARANCES IN ACCORDANCE WITH CITY OF CHICAGO BUILDING CODE AND UNIT MANUFACTURER'S RECOMMENDATIONS.

3 VERTICAL FURNACE DETAIL

M3-3 SCALE: NO SCALE

Addendum
35/38

Ketchmark & Associates, Inc.
Consulting Engineers

K&A

100 Years of the State of New York
The People's Choice
The People's Voice
The People's Power

VANGUARD LOFTS
1250 WEST VAN EUREN
CHICAGO, ILLINOIS

VERTICAL
FURNACE
DETAIL

09-16-97
DATE

REF DW4

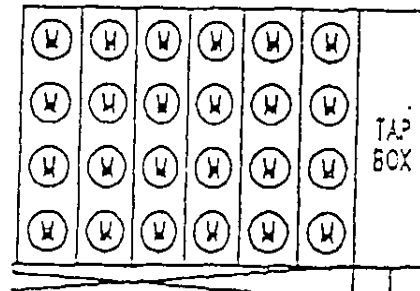
7. 3-3

SKETCH NUMBER

- ① THE ELECTRICAL CONTRACTOR SHALL PROVIDE A CHICAGO APPROVED EMERGENCY LIGHTING SYSTEM & DISTRIBUTION. THIS SHALL INCLUDE (1) 100 AMP 120/208V, 3PH, 4W AUTOMATIC TRANSFER SWITCH WITH SWITCHED NEUTRAL.

MANUFACTURER: ZENITH ZTS41 OR ASCO #940.
COMPLETE ASSEMBLY SHALL BE U.L. 1008 LISTED.
OPTIONS INCLUDE: ADJUSTABLE NORMAL TO EMERGENCY AND EMERGENCY TO NORMAL TIME DELAYS, MANUAL TEST SWITCH, UNDER/OVER VOLTAGE, FREQUENCY SENSING AND NORMAL/EM AVAILABILITY INDICATION LIGHTS.

- ② THE ELECTRICAL CONTRACTOR SHALL INCLUDE LABOR AND MATERIAL TO PROVIDE AN EMERGENCY POWER SOURCE TO ELEVATOR #2. THIS SHALL INCLUDE (1) 200A, 208V, 3PH AUTOMATIC TRANSFER SWITCH. MANUFACTURER: ZENITH ZTS41 OR ASCO #940. COMPLETE ASSEMBLY SHALL BE U.L. 1008 LISTED. OPTIONS INCLUDE: ELEVATOR PRE-SIGNAL ADJUSTABLE NORMAL TO EMERGENCY AND EMERGENCY TO NORMAL TIME DELAYS, MANUAL TEST SWITCH, UNDER/OVER VOLTAGE, FREQUENCY SENSING AND NORMAL/EM AVAILABILITY INDICATION LIGHTS.



RATED
(30) 1
3 WIRE
EACH
CIRCUIT
(2-20)

- ③ EMERGENCY LIGHTING FUSED DISCONNECT SWITCH, SERVICE ENTRANCE RATED. 250V, 3 POLE, NEMA-1, 100A AMP WITH (3) 100 AMP RK-1 DUAL ELEMENT TIME DELAY FUSES. ALSO PROVIDE COW-ED APPROVED 100A 208V, 3PH, 4W METER SOCKET, NEMA-1 ENCLOSURE. REMOVABLE MAINS REQUIRED.

OPPING
P.)

2 SETS OF

4 #500W - 3 1/2" C.

- ④ 2-15A PLUG FUSE PANEL "RYAN BOX" FEED WITH 3#10AWG - 3/4" C. RUN 3 #12 AWG - 1 1/2" C. TO POWER SUPPLY OF FIRE ALARM CONTROL PANEL.

- ⑤ EMERGENCY ELEVATOR FUSED DISCONNECT SWITCH, SERVICE ENTRANCE RATED. 250V, 3 POLE, NEMA-1, 200A AMP WITH (3) 200 AMP RK-1 DUAL ELEMENT TIME DELAY FUSES. ALSO PROVIDE COW-ED APPROVED 200A 208V, 3PH, 4W METER SOCKET, NEMA-1 ENCLOSURE.

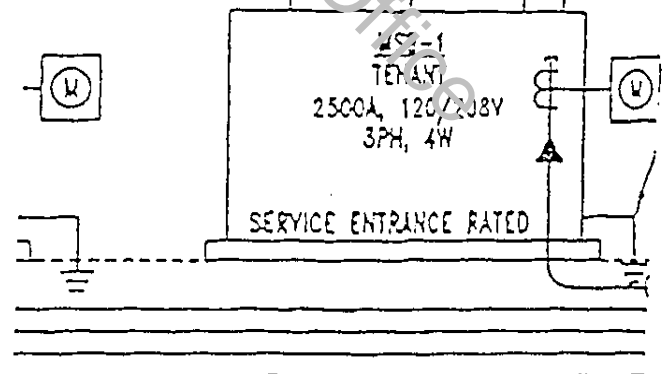
- 4 #500W - 3 1/2" C.

- ⑥ 600A, 208V, 3PH, 3W METER/C.T. CABINET SERVICE ENTRANCE RATED.

- ⑦ 2 SETS OF 3 #500W - 3" C. ROUTED UNDERGROUND ENCASED IN A 3" CONCRETE ENVELOPE.

- ⑧ ELEVATOR DISCONNECT SWITCH IN ELEVATOR PENTHOUSE. 200A, 250V, 3 POLE NEMA-1.

- ⑨ "MGB" MASTER GROUND BUS 12"x4"x1/4" COPPER GROUND BUS ATTACHED TO STREET SIDE OF METER WITH U.L. LISTED U-CLAMP. TAG ALL CABLE CONNECTIONS AT THIS BUS WITH RED "SYSTEM GROUND - DO NOT REMOVE" TAG.



Ketchmark & Associates, Inc.
Consulting Engineers

K&A

100 North Dearborn, Suite 200
Chicago, Illinois 60611
Tel: 312.462.7774
Fax: 312.462.7044

VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

ELECTRICAL
POWER
RISE DIAGRAM

09-16-97
DATE

REF DWG.
E4.1

SKETCH NUMBER

Addendum 36/38

5.6 FUSES

- A. SWITCHBOARD FUSES SHALL BE CLASS "L" CURRENT LIMITING KRPC.
- B. DISTRIBUTION FUSES SHALL BE RK-1 AND RK-5 AS REQUIRED.
- C. PROVIDE (1) SPARE FUSE CABINET IN SWITCHBOARD ROOM WITH (3) SPARE FUSES OF EACH SIZE AND TYPE.
- D. EMERGENCY LIGHTING PANELS SHALL UTILIZE BUSWAY TYPE "S" PLUG FUSES.
- E. MANUFACTURERS: BUSWAY AND LITTLEFUSE - NO OTHER MANUFACTURER WILL BE ACCEPTED.

5.7 DISCONNECT SWITCHES

- A. ALL DISCONNECT SWITCHES SHALL BE HEAVY-DUTY WITH NEMA ENCLOSURE RATING AS REQUIRED.
- B. FOR MOTORS, SWITCH SHALL BE RATED FOR HORSEPOWER REQUIREMENTS.
- C. ALL TERMINATIONS SHALL BE HY-PRESS COMPRESSION.
- D. MANUFACTURERS: SQUARE-D, ITC.

5.8 INDIVIDUAL STARTERS

- A. ALL MOTORS 1/3 HORSEPOWER AND SMALLER SHALL BE 120VOLT, SINGLE PHASE. STARTER SHALL BE A MANUALLY OPERATED ACROSS-THE-LINE THERMAL OVERLOAD SWITCH.
- B. ALL MOTORS 1/2 HORSEPOWER AND LARGER SHALL BE 208 VOLT, THREE PHASE, UNLESS NOTED OTHERWISE STARTER SHALL BE MAGNETIC COORDINATION TYPE. STARTER SHALL BE ACROSS-THE-LINE FOR 1/2 THROUGH TO 50 HORSEPOWER. STARTERS FOR MOTOR SIZES OVER 50 HORSEPOWER SHALL BE COORDINATION CLOSED TRANSITION REDUCED VOLTAGE AUTO-TRANSFORMER TYPE. REFER TO MECHANICAL EQUIPMENT SCHEDULE.
- C. THREE PHASE STARTERS SHALL HAVE CURRENT LIMITING CLASS "R" TIME DELAY FUSES, 120 VOLT COILS, PRIMARY AND SECONDARY FUSED CONTROL TRANSFORMERS. (3) OVERLOAD TRIPS, (1) SET OF NORMALLY OPEN NORMALLY CLOSED CONTACTS AND RED "ON" PILOT LIGHT WITH MINIMUM STARTER SIZE OF "1". ALL STARTERS SHALL HAVE PHASE UNBALANCE RELAYS. STARTERS WILL HAVE EITHER START/STOP BUTTONS OR H.O.A. SWITCHES, REFER TO MCC SCHEDULE.

- D. FIXTURES SHALL BEAR UL LABEL AND SHALL BE WIRED AND FULL COMPLIANCE WITH APPLICABLE CODES.
- E. THE CROSSING OF A MODEL NUMBER IN THE FIXTURE SCHEDULE RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PROVIDING REQUIRED FIXTURES, OF PROPER TYPE, AS SHOWN ON THE DRAWINGS.
- F. FIXTURES SHALL BE RECESSED, SURFACE, OR POACH SPECIFIED IN FIXTURE SCHEDULE, AND SHALL BE COORDINATION BOX WITH FLEXIBLE CONDUIT. FINAL CONNECTIONS SHALL BE WITH HEAT RESISTANT WIRE OF THE FOLLOWING:
 1. RECESSED FLUORESCENT 120VOLT, #14 RHH OR THHN.
 2. MINIMUM FLEXIBLE CONDUIT SIZE SHALL BE 3/8".
- G. RECESSED INCANDESCENT LIGHTING FIXTURES SHALL HAVE PROTECTIVE DEVICE IN THE FIXTURE HOUSING.
- H. LIGHTING FIXTURES OF THE SAME TYPE SHALL BE THE PRODUCT OF THE SAME MANUFACTURER.
- I. UPON COMPLETION OF THE WORK, AS DETERMINED BY THE ARCHITECT, FIXTURES SHALL BE CLEAN AND FREE FROM FOREIGN MATTER, ETC.
- J. IN CERTAIN AREAS SHOWN ON THE DRAWINGS, THE FIXTURES ARE APPROXIMATE ONLY AND THE EXACT PENDANT LENGTHS WILL BE DETERMINED FOR EACH INDIVIDUAL BY THE ARCHITECT.
- K. FURNISH AND INSTALL ALL LAMPS REQUIRED, INCLUDING FOR BURNED-OUT LAMPS, UNTIL FINAL ACCEPTANCE OF WORK. NO LIGHTING FIXTURE OR SIGN WILL BE INSTALLED WITHOUT LAMPS.
- L. EXIT, SMOKEWAY AND DIRECTIONAL SIGNS
 1. FURNISH AND INSTALL SIGNS IN COMPLIANCE WITH CITY ELECTRICAL CODE AND THE CHICAGO FIRE PREVENTION CODE. LETTERS AND ARROWS SHALL BE RED ON WHITE TRANSPARENT GLASS.
- M. LAMPS
 1. FLUORESCENT LAMPS SHALL BE OF THE REQUIRED TYPICAL WATTAGE. THE LAMP COLOR SHALL BE "WARM WHITE" UNLESS OTHERWISE SPECIFIED.
 2. INCANDESCENT LAMPS SHALL BE RATED AT 130 VOLTS.
 3. LAMPS OF THE SAME TYPE SHALL BE THE PRODUCT OF THE FOLLOWING MANUFACTURERS: DUROTEST, GENERAL ELECTRIC, ITC, WESTINGHOUSE.
- N. FLUORESCENT LAMP BALLAST SHALL BE CDM/ETL APPROVED OF THE HIGH POWER FACTOR TYPE WITH CLASS CAPACITOR PROTECTION.

Ketchmark & Associates, Inc.
Consulting Engineers
K&A
100 Tower Drive, Suite 240
Chicago, Illinois 60601
Tel. 606.64.7774
Fax 606.64.7044

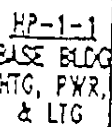
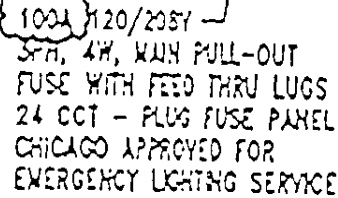
VANGUARD LOFTS
1250 WEST VAN BUREN
CHICAGO, ILLINOIS

**ELECTRICAL
SPECIFICATIONS**

09-16-97
DATE
257, 0-06
E1-2
SKETCH NUMBER

Addendum 37138

2-SETS OF —
3/50000-5' C.



400A 120/208Y 3PH, 4W
WITH 400A SERVICE ENTRANCE
RATED FOR C/B AND
(12) 100A SINGLE PHASE
3 WIRE UTILITY METER SOCKETS.

ELECTI

100 Turner Drive, Suite 300
 San Diego, California 92108
 Tel. 619.594.7774
 Fax 619.594.7545

ELECTRICAL
POWER
ENGINEERING

REF DNL
11-1

SKETCH NUMBER

UNOFFICIAL COPY

EXHIBIT B

00126764

MINIMUM DOLLARS VALUES FOR COST PLUS A FEE CONSTRUCTION CONTRACT WITH THE REZMAR CORPORATION

- A. \$8,725,000 - 100% Union project with guaranteed delivery dates. Worst case! We share all savings through diligent efforts on a 75%/25% basis.
- B. \$8,575,000 - 100% Union project with guaranteed delivery dates. Assumes we can generate \$150,000 dollars in tax rebates. Not much of a risk.
- C. \$8,475,000 - 100% Union project with guaranteed delivery dates. With finding \$100,000 in value engineering and generating \$150,000 in tax rebates.
- D. \$8,425,000 - 100% Union, due to an additional savings in tax rebate - 25 / 75% (because several low bidders won't qualify for participation).
- E. \$8,375,000 - 100% Union, due to additional Value Engineering savings - 75 / 25% (I feel that there is a real possibility here but now you must discount the hoped for savings in line D above. So I have combined lines D & E).
- F. \$8,125,000 - 100% Union, we have negotiated an overall (averaged out) 3% reduction from all of the participating subcontractors. 60 / 40% (Some subs will balk at further reduction requests).
- G. \$8,100,000 or lower - 100% Union, this would only come through all of the above happening at the maximum end of the attempts and through some cost savings generated through less expenditures than projected involving the general conditions. 10 / 90%.

All the qualified proposals that created the numbers above were based on the premise that there was going to be an elevator in operation and for their materials and manpower use for most if not all of the duration of the project. Those proposals were also based on the project being 100% union with no foreseeable work stoppage due to labor or construction dollar loan issues.

UNOFFICIAL COPY

SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

EXHIBIT C

STATE OF ILLINOIS
COUNTY OF COOK

00126764

The affiant, JOSEPH P. CACCIATORE, being duly sworn on oath deposes and says that he is GENERAL CONTRACTOR of Hunter Alliance Corp., 527 South Wells Street, for the construction of Vanguard Lofts, 1250 West Van Buren, Chicago, Illinois - General Conditions and Overhead.

That, for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing, and preparing materials for, and are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, and of amounts paid.

1 Name and Address	2 Kind of Work	3 Amount of Contract	4 Extras	5 Total	6 Net Paid Previously	7 Net Amount This Payment	8 Balance To Complete
Hunter Alliance Corp.	Office Utility (Gas)	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00
Hunter Alliance Corp.	Office Utility (Telephone)	\$ 3,600.00	\$ -	\$ 3,600.00	\$ -	\$ -	\$ 3,600.00
Hunter Alliance Corp.	Mobile Telephone	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00
Hunter Alliance Corp.	Portables	\$ 3,600.00	\$ -	\$ 3,600.00	\$ -	\$ -	\$ 3,600.00
Hunter Alliance Corp.	Dumpsters	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
Hunter Alliance Corp.	Temporary Power	\$ 17,600.00	\$ -	\$ 17,600.00	\$ -	\$ -	\$ 17,600.00
Hunter Alliance Corp.	Temporary Heat	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
Hunter Alliance Corp.	Fire Protection	\$ 2,600.00	\$ -	\$ 2,600.00	\$ -	\$ -	\$ 2,600.00
Hunter Alliance Corp.	First Aid & OSHA	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
Hunter Alliance Corp.	Bulletin Board Mail Box	\$ 180.00	\$ -	\$ 180.00	\$ -	\$ -	\$ 180.00
Hunter Alliance Corp.	Fax Machine and Paper	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Hunter Alliance Corp.	Xerox Machine and Paper	\$ 2,850.00	\$ -	\$ 2,850.00	\$ -	\$ -	\$ 2,850.00
Hunter Alliance Corp.	Computer and Printer	\$ 2,950.00	\$ -	\$ 2,950.00	\$ -	\$ -	\$ 2,950.00
Hunter Alliance Corp.	Office Supplies	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ 600.00
Hunter Alliance Corp.	Coffee, Water & Donuts	\$ 1,250.00	\$ -	\$ 1,250.00	\$ -	\$ -	\$ 1,250.00
Hunter Alliance Corp.	Alarm for Office	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00
Hunter Alliance Corp.	Cleaning Service	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
Hunter Alliance Corp.	Finishes Protection	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
Hunter Alliance Corp.	Clean Up Supplies	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00
Hunter Alliance Corp.	General and Clean Up Tools	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
Hunter Alliance Corp.	Final Cleaning Service	\$ 12,600.00	\$ -	\$ 12,600.00	\$ -	\$ -	\$ 12,600.00
Hunter Alliance Corp.	Radios	\$ 2,200.00	\$ -	\$ 2,200.00	\$ -	\$ -	\$ 2,200.00
Hunter Alliance Corp.	Insurance	\$ 60,700.00	\$ -	\$ 60,700.00	\$ -	\$ -	\$ 60,700.00

OVERHEAD

Hunter Alliance Corp.	Staff: Foreman, Superintendent, Bookkeeper, Staff Assistant, Project Manager - Executives at Home Office, Attorney Fees, Travel, Gas, Auto, Accountant, Meals, Signage, P.R.	\$ 329,000.00	\$ -	\$ 329,000.00	\$ -	\$ -	\$ 329,000.00
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All Permits, Environmental & Union Related Issues By Owner

TOTAL	\$ 625,000.00	\$ -	\$ 625,000.00	\$ -	\$ -	\$ 625,000.00
AMOUNT OF ORIGINAL CONTRACT	\$ 625,000.00		WORK COMPLETED TO DATE	\$ -		
EXTRAS TO CONTRACT	\$ -		LESS % RETAINED			
TOTAL CONTRACT AND EXTRAS	\$ 625,000.00		NET AMOUNT EARNED			
CREDIT TO CONTRACT			NET PREVIOUSLY PAID	\$ -		
ADJUSTED TOTAL CONTRACT			NET AMOUNT THIS PAYMENT	\$ -		

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed _____ % of work completed to date.

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

SIGNED _____

Subscribed and Sworn to before me this _____ day of _____, 1998.

NOTARY PUBLIC

UNOFFICIAL COPY

00126764



GENERAL CONTRACTORS
312-987-1900

EXHIBIT D