

From: TONI RODRIGUEZ
To: KATARZYNA MADEJ, Luke Wicks, PATRICIA SULEWSKI
Date: 5/30/02 12:21PM
Subject: Re: Fwd: TIF Projects

Luke,

Re: Howard Theater

There is one subcontractor that needs to submit copies of cancelled checks and revised payrolls. Other than that the project is finished. The MBE is below the required 25% which stands at 24.66% however, the WBE has met the required 5% which stands at 5.70%. Local Hiring hours are below the required 50% which stands at 49.72%. A Local Hiring Non Compliance Assessment was sent to Mr. J. Johnson on April 8, 2002. The liquidated damages were assessed at \$335.81.

>>> Luke Wicks 05/30 11:11 AM >>>

Hello, everyone. DPD is asking for information on the status of the projects attached. Please respond asap. Thanks. Luke

From: Nancy Pomes
To: ROBERT RUHLOFF
Date: 5/31/02 9:02AM
Subject: Re: Fwd: TIF Projects

Bob --- As to the Howard Theater, please read the attached. We have a few minor issues to clear up. The developer has not responded to the assessed damages and has not paid the \$300some odd dollars that we have assessed. Until that is done, we are not signing off on this project. If you have any questions, please let me know. Thanks. Nancy Anne

8000500



December 27, 2001

Jay Johnson
c/o Cornerstone Investment Group, Inc.
1871 North Clybourn
Chicago, Illinois 60614

RE: FACADE REBATE-REQUEST FOR OUTSTANDING INFORMATION

Project Number: I(97)-17-66
Project Name: 1615-43 West Howard
Project Address: 1615-43 West Howard

Dear: Mr. Johnson:

Our staff conducted an interview with you on **April 2, 1999**, at which time you were given a package of forms which needed to be completed and submitted by yourself, the general contractor and any sub-contractors which would be involved in this project. At this time we also stressed the importance of submitting these completed forms in a timely manner in order to obtain approval for work to begin and/or rebate to be issued.

To date we have not received all the required forms from either yourself, your general contractor or subcontractors. Attached please find a list of outstanding documents. It is **your responsibility** to ensure that we receive all required forms from all the parties involved. Your cooperation in submitting these forms within **30 days** of this letter would be greatly appreciated. Please send any outstanding forms to:

Maria Moreno
Dept of Housing
318 South Michigan Avenue
Chicago, IL 60604

If you have any questions or require additional information, please feel free to call Maria Moreno at (312) 747-1570 or Angelina Ramirez of my staff at (312) 747-1585.

Very truly yours,

Nancy Anne Pomes
Deputy Commissioner

attachment

cc: N. Pomes
A. Ramirez
M. Moreno



City of Chicago
Richard M. Daley, Mayor

Department of Housing

John G. Markowski
Commissioner

318 South Michigan Avenue
Chicago, Illinois 60604
312) 747-9000
312) 747-1670 (FAX)
312) 744-1691 (TTY)

<http://www.ci.chi.il.us>

December 27, 2001

RE: FACADE REBATE-REQUEST FOR OUTSTANDING INFORMATION

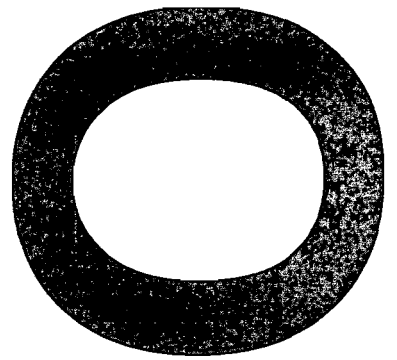
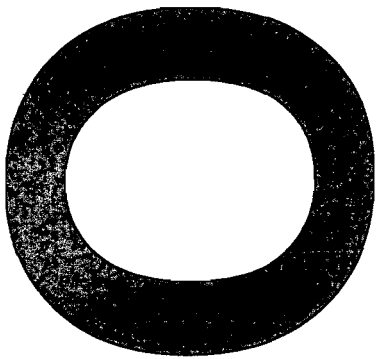
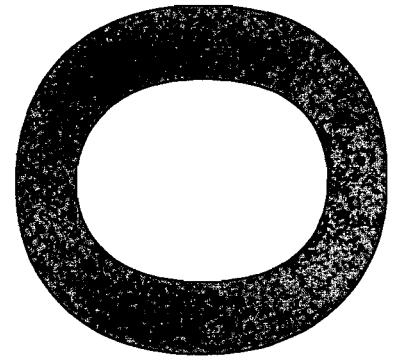
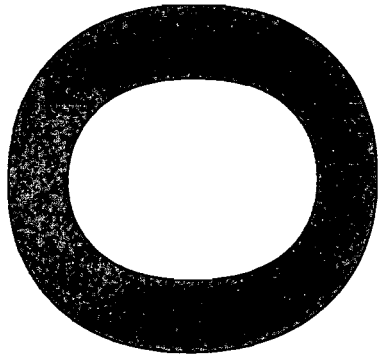
Project Number: I(97)-17-66
Project Name: 1615-43 West Howard
Project Address: 1615-43 West Howard

- **Jay Johnson**
Missing original Contractor's Certification

- **Staalsen Construction**
Missing original Letter of Understanding
Missing original Authorization for Payroll Agent
Missing original Contractor's Certification
Missing original Certified Payroll

- **Plewa**
Missing original Letter of Understanding
Missing original Authorization for Payroll Agent
Missing original Contractor's Certification
Missing original Certified Payroll

- **C.A.D. Contract Glazing, Inc.**
Missing back side of Contractor's Certification





November 5, 2001

City of Chicago
Richard M. Daley, Mayor

Department of Housing

John G. Markowski
Commissioner

18 South Michigan Avenue
Chicago, Illinois 60604
(2) 747-9000
(2) 747-1670 (FAX)
(2) 744-1691 (TTY)
<http://www.ci.chi.il.us>

Mr. Jay Johnson
Howard Theater/Cornerstone Investment
205 N. Michigan Avenue - Suite 2315
Chicago, Illinois 60601

Project Name: Howard Theater
Project Address: 1615 - 1643 Howard Avenue

Dear Mr. Johnson:

The above-referenced project is subject to prevailing rates as applicable under the Illinois Prevailing Wage Act. Compliance with the regulations governing this include, but are not limited to, the timely submission of certified payrolls for the general contractor and all subcontractors. Proof of payment of wages and fringe benefits must be made available upon request including front and back copies of cancelled checks, copies of site log sheets and employee time cards.

Attached is a listing of the documentation necessary to update our files. To avoid any delay in receiving your funds, please submit the requested documents.

This documentation should be submitted to Toni Rodriguez, Program Auditor III, no later than ten working days from the date of this notice. Continued noncompliance can result in sanctions against the project, the developer, the general contractor, and/or affected subcontractors. As a general reminder, certified payrolls should be submitted on a weekly basis. Adhering to this requirement will allow for the efficient and timely processing of the development's payouts.

If you have any questions, please feel free to contact Toni Rodriguez at (312) 747-0583.

Very truly yours,

Nancy Anne Pomes
Deputy Commissioner

Attachment

cc: Kenneth Klint
Staalsen Construction

Alicia Garcia-Abner
Luetha Aytch
Trinal, Inc.

R. Monocchio
N. Pomes
L. Wicks
J. Hankin
T. Rodriguez
File

R. Kunze - DPD
B. Madiar - DPD
D. Wells - DPD



**REQUIRED DOCUMENTATION FOR
HOWARD THEATER, 1615-1643 HOWARD AVENUE**

Environmental Cleaning
4th Request

All payrolls must show breakdown of City and Non-City hours.

According to the Illinois Prevailing Wage Act, overtime is to be paid for all hours worked in excess of 8 hours in any given day, as well as, Saturdays and Sundays and Holidays. Based on all payrolls submitted, Mark Sorrile was paid straight time wages for overtime hours worked.

The breakdown of what is owed follows:

Mark Sorrile	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$22.60	3	2-6-99	4.5	\$11.30	\$50.85
					\$50.85

Robert Wargin was underpaid for all hours he worked on this project. According to the wage decision assigned to this project, Laborers are to be paid \$22.35 per hour, creating a \$5.30 per hour shortage that must be paid to him. Revised payrolls, notarized employee signed restitution affidavit and a copy of the Certified restitution check are required to resolve this underpayment issue.

The breakdown of what is owed follows:

Robert Wargin	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$17.05	8	3-27-99	40	\$5.30	\$212.00
\$17.05	10	4-3-99	20	\$5.30	\$106.00
					\$318.00

All payrolls must show a work classification listed in accordance with the wage decision assigned to this project. HH/Group I is not an acceptable work classification. Please clarify.

Please submit all payrolls after 5-01-99.

Jamco Construction
4^d Request

All Statement of Compliance indicated that fringe benefits were paid in cash. Please show proof for each week for the entire job to date.

All painters were underpaid for all hours they worked on this project. According to the wage decision assigned to this project, Painters are to be paid \$25.60 per hour plus \$7.20 for fringe benefits, creating a per hour shortage of \$8.60 that must be paid to them. Revised payrolls, notarized employee signed restitution affidavits and copies of the Certified restitution checks are required to resolve this underpayment issue.

The breakdown of what is owed follows:

Marino Figueroa	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$24.00	16	6-25-99	26.5	\$8.80	\$233.20
\$24.00	17	7-2-99	26.5	\$8.80	\$233.20
\$24.00	18	7-9-99	26.5	\$8.80	\$233.20
\$24.00	19	7-16-99	26.5	\$8.80	\$233.20
\$24.00	20	7-23-99	26.5	\$8.80	\$233.20
					\$1,166.00

Hipolito M. Figueroa	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$24.00	16	6-25-99	26.5	\$8.80	\$233.20
\$24.00	17	7-2-99	26.5	\$8.80	\$233.20
\$24.00	18	7-9-99	26.5	\$8.80	\$233.20
\$24.00	19	7-16-99	26.5	\$8.80	\$233.20
\$24.00	20	7-23-99	26.5	\$8.80	\$233.20
					\$1,166.00

Salvador Figueroa	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$24.00	13	5-28-99	40	\$8.80	\$352.00
\$24.00	14	6-4-99	32	\$8.80	\$281.60
\$24.00	15	6-11-99	40	\$8.80	\$352.00
\$24.00	16	6-25-99	40	\$8.80	\$352.00
\$24.00	17	7-2-99	40	\$8.80	\$352.00
\$24.00	18	7-9-99	40	\$8.80	\$352.00
\$24.00	19	7-16-99	40	\$8.80	\$352.00
\$24.00	20	7-23-99	40	\$8.80	\$352.00
					\$2,745.60

Payroll week ending 06-18-99 is missing.

Please submit all payrolls after 7-23-99.

Schindler Elevator Corp.
3rd Request

Payrolls #10 (6-23-99), #16 (8-4-99), #19 thru 32 (11-3-99 thru 11-24-99) are missing.

List below regarding the work classification "Helper" or "Pro-Helper" is currently under further review with the Illinois Department of Labor (IDOL) and the Department of Housing.

There is no classification "Helper" or "Pro Helper" under the Illinois Prevailing Wage Act. All Helpers and Pro Helpers must be classified and paid as Elevator Constructors. According to the wage decision assigned to this project, Elevator Constructors are be paid \$30.01 per hour. The wages paid to the workers classified as Helper or Pro Helper ranged between \$15.46 and \$22.26, creating a per hour shortage of between \$7.75 and \$14.55 that must be paid to them as well as any overtime worked. Revised payrolls notarized employee signed restitution affidavits and copies of the Certified restitution checks are required to resolve this underpayment issue.

A breakdown of what is owed follows:

R. S. Bowler	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$15.46	5	5-19-99	8	\$44.56	\$356.48
					\$356.48

B. P. Wage	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$22.26	14	7-21-99	8	\$7.75	\$62.00
					\$62.00

J. W. Rominski	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$21.65	11	6-30-99	24	\$8.36	\$200.64
\$22.26	12	7-07-99	12	\$7.75	\$93.00
\$22.26	13	7-14-99	40	\$7.75	\$310.00
\$22.26	14	7-21-99	8	\$7.75	\$62.00
\$22.26	17	8-11-99	8	\$7.75	\$62.00
					\$727.64

C. J. Brady	Payroll #	Week Ending	Hours Worked	Difference	Total Amount
\$15.46	11	6-30-99	23	\$14.55	\$334.65
\$15.90	15	7-28-99	8	\$14.11	\$112.88
					\$447.53

Payroll #28 (10-27-99) R. S. Bowler is missing his Rate of Pay and total hours worked. Please clarify.

Trinal, Inc.

Please send an updated copy of the Contractor Activity Report as soon as possible.

White Plumbing, Co.
3rd Request

Restitution was paid to Keith Hadaway, Tomas Ramirez and Vernon Washington however, a copy of a **canceled check** from each employee are required to resolve this underpayment issue.

Local Hiring hours are below the required 50%.

City Hours:	47.52%
Non-Resident Hours:	52.48%

A breakdown of hours worked is attached.

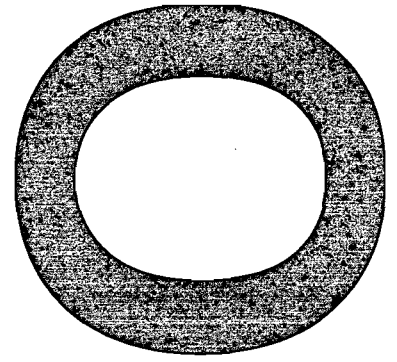
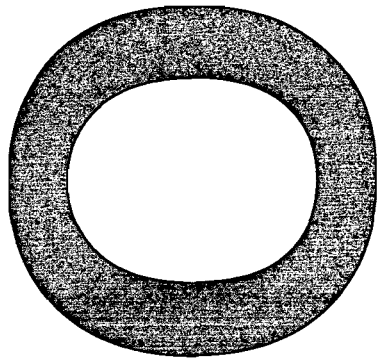
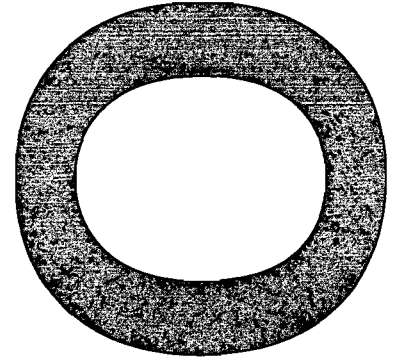
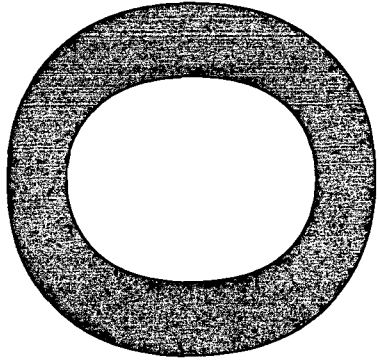
LOCAL HIRING SUMMARY AS OF: November 5, 2001

GENERAL CONTRACTOR: Staalsen Construction

DEVELOPMENT: Howard Theater

ADDRESS: 1615 - 1643 Howard Avenue

CONTRACTOR	TOTAL HOURS	CITY HOURS	NON CITY HOURS	CITY HOURS %	NON CITY HOURS %
Chicago Cooling Corporation	3,532.75	231.50	3,301.25	6.55%	93.45%
Environmental Cleansing	1,032.00	519.50	512.50	50.34%	49.66%
G. M. Sloan Tile	79.00	35.00	44.00	44.30%	55.70%
<i>-?- ym? no?</i> Jamco Construction Company	3,592.40	3,186.90	405.50	88.71%	11.29%
Mr. David Carpet Service	256.00	8.00	248.00	3.13%	96.88%
National Roofing Corporation ?	675.00	590.50	84.50	87.48%	100.00%
Plewa Construction Company	1,632.00	1,632.00	0.00	100.00%	0.00%
Schindler Elevator Company	317.00	24.00	293.00	7.57%	92.43%
Staalsen Construction Company	6,633.25	1,858.00	4,775.25	28.01%	71.99%
Weather - Tile, Inc.	222.00	111.00	111.00	50.00%	50.00%
White Plumbing <i>counted</i>	2,833.00	1,690.00	1,143.00	59.65%	40.35%
TOTAL	20,804.40	9,886.40	10,918.00	47.52%	52.48%





August 20, 2002

City of Chicago
Richard M. Daley, Mayor

Department of Housing

John G. Markowski
Commissioner

318 South Michigan Avenue
Chicago, Illinois 60604
(312) 747-9000
(312) 747-1670 (FAX)
(312) 744-1691 (TTY)

<http://www.ci.chi.il.us>

Mr. Jay Johnson
Cornerstone Residential Group/Howard Theater
6928 North Wayne
Chicago, Illinois 60626

Re: PROJECT CLOSEOUT
Project Completion Status: 100%
Project Name: Howard Theater
Project Address(es): 1615-1643 Howard Avenue
General Contractor: Staalsen Construction

*By Rule off...
please proceed to
a Cert. of Completion,
what do we owe
them and is it
available?
JM*

Dear Mr. Johnson:

The above-referenced project is subject to MBE/WBE and Local Hiring Preference ordinances as applicable under the Redevelopment Agreement for this project. As of the date of this letter, there are no outstanding compliance issues for this project

Since the development has met the compliance requirements, I am recommending that the Department of Planning and Development closeout the construction phase of this project. We appreciate your time and effort in the successful completion of this project. We look forward to working with you on future developments.

Very truly yours,

Nancy Anne Pomes
Deputy Commissioner

- | | | | |
|-----|-------------------------------|---------------|--------------|
| cc: | Kenneth Klint-Staalsen Const. | A. Berg-DPD | L. Wicks |
| | A. Garcia-Abner-Trinal, Inc. | B. Kunze-DPD | J. Hankin |
| | Luetha Aytch-Trinal, Inc. | B. Madair-DPD | T. Rodriguez |
| | R. Monocchio-DOH | D. Wells-DPD | V. Orlando |
| | N. Pomes | P. Sulewski | file |





City of Chicago
Richard M. Daley, Mayor

Department of Housing

John G. Markowski
Commissioner

318 South Michigan Avenue
Chicago, Illinois 60604
(312) 747-9000
(312) 747-1670 (FAX)
(312) 744-1691 (TTY)
<http://www.ci.chi.il.us>

MEMORANDUM

DATE: August 20, 2002

TO: Alicia Berg
Commissioner
Department of Planning & Development

FROM: *Nancy Anne Pomes*
Nancy Anne Pomes
Deputy Commissioner

RE: **PROJECT CLOSEOUT**
Project Completion Status: 100%
Project Name: Howard Theater
Project Address: 1615-16943 Howard Avenue

The above-referenced development is subject to MBE/WBE and Local Hiring Preference ordinances as applicable under the Redevelopment Agreement for this project. As of the date of this letter, there are no outstanding compliance issues for this project.

Since the development has met the compliance requirements, I am recommending that the Department of Planning and Development closeout the construction phase of this project. If you have any questions, please feel free to call me at 747-2608.

CC: R. Kunze-DPD
B. Madair-DPD
D. Wells-DPD

N. Pomes
L. Wicks
J. Hankin
P. Sulewski

R. Monocchio - DOH
T. Rodriguez
V. Orlando
File





City of Chicago
Richard M. Daley, Mayor

Department of Housing

John G. Markowski
Commissioner

318 South Michigan Avenue
Chicago, Illinois 60604

(312) 747-9000
(312) 747-1670 (FAX)
(312) 744-1691 (TTY)

<http://www.ci.chi.il.us>

MEMORANDUM

DATE: August 20, 2002

TO: Alicia Berg
Commissioner
Department of Planning & Development

FROM: *Nancy Anne Pomes*
Nancy Anne Pomes
Deputy Commissioner

RE: **PROJECT CLOSEOUT**
Project Completion Status: 100%
Project Name: Howard Theater
Project Address: 1615-16943 Howard Avenue

The above-referenced development is subject to MBE/WBE and Local Hiring Preference ordinances as applicable under the Redevelopment Agreement for this project. As of the date of this letter, there are no outstanding compliance issues for this project.

Since the development has met the compliance requirements, I am recommending that the Department of Planning and Development closeout the construction phase of this project. If you have any questions, please feel free to call me at 747-2608.

CC: R. Kunze-DPD
B. Madair-DPD
D. Wells-DPD

N. Pomes
L. Wicks
J. Hankin
P. Sulewski

R. Monocchio - DOH
T. Rodriguez
V. Orlando
File





City of Chicago
Richard M. Daley, Mayor

Department of Housing

John G. Markowski
Commissioner

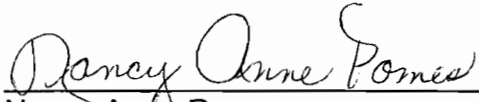
318 South Michigan Avenue
Chicago, Illinois 60604
(312) 747-9000
(312) 747-1670 (FAX)
(312) 744-1691 (TTY)

<http://www.ci.chi.il.us>

MEMORANDUM

DATE: August 20, 2002

TO: Alicia Berg
Commissioner
Department of Planning & Development

FROM: 
Nancy Anne Pomes
Deputy Commissioner

RE: **PROJECT CLOSEOUT**
Project Completion Status: 100%
Project Name: Howard Theater
Project Address: 1615-16943 Howard Avenue

The above-referenced development is subject to MBE/WBE and Local Hiring Preference ordinances as applicable under the Redevelopment Agreement for this project. As of the date of this letter, there are no outstanding compliance issues for this project.

Since the development has met the compliance requirements, I am recommending that the Department of Planning and Development closeout the construction phase of this project. If you have any questions, please feel free to call me at 747-2608.

CC: R. Kunze-DPD
B. Madair-DPD
D. Wells-DPD

N. Pomes
L. Wicks
J. Hankin
P. Sulewski

R. Monocchio - DOH
T. Rodriguez
V. Orlando
File





City of Chicago
Richard M. Daley, Mayor

Department of Housing

John G. Markowski
Commissioner

318 South Michigan Avenue
Chicago, Illinois 60604
(312) 747-9000
(312) 747-1670 (FAX)
(312) 744-1691 (TTY)
<http://www.ci.chi.il.us>

August 20, 2002

Mr. Jay Johnson
Cornerstone Residential Group/Howard Theater
6928 North Wayne
Chicago, Illinois 60626

Re: PROJECT CLOSEOUT
Project Completion Status: 100%
Project Name: Howard Theater
Project Address(es): 1615-1643 Howard Avenue
General Contractor: Staalsen Construction

Dear Mr. Johnson:

The above-referenced project is subject to MBE/WBE and Local Hiring Preference ordinances as applicable under the Redevelopment Agreement for this project. As of the date of this letter, there are no outstanding compliance issues for this project.

Since the development has met the compliance requirements, I am recommending that the Department of Planning and Development closeout the construction phase of this project. We appreciate your time and effort in the successful completion of this project. We look forward to working with you on future developments.

Very truly yours,

Nancy Anne Pomes
Deputy Commissioner

cc: Kenneth Klint-Staalsen Const. A. Berg-DPD L. Wicks
A. Garcia-Abner-Trinal, Inc. B. Kunze-DPD J. Hankin
Luetha Aytch-Trinal, Inc. B. Madair-DPD T. Rodriguez
R. Monocchio-DOH D. Wells-DPD V. Orlando
N. Pomes P. Sulewski file



**REQUIRED DOCUMENTATION FOR
HOWARD THEATER, 1615-1643 HOWARD AVENUE**

Environmental Cleaning

Copies of Restitution checks and revised payrolls were received for Mark Sarrile and Robert Wargin however, copies of the cancelled checks, original revised payrolls including the Statements of Compliance, and notarized employee signed restitution affidavits are required to resolve this underpayment issue.

MBE Percentage is less than the required 25% and WBE Percentage met the required 5%.

MBE: 24.66%

WBE: 5.70%

3036

Local Hiring hours are below the required 50%.

City Hours: 49.72%

Non-Resident Hours: 50.28%

A breakdown of hours worked is attached.

Howard Theater 4

April 1, 2002