



## Property Committee

Greg Longfellow, Chairman  
James Carius Community Room  
101 S. Capitol Street  
Pekin, Illinois 61554  
Tuesday, February 20, 2024 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the January 23, 2024 meeting
- III. Public Comment
- IV. New Business
  - P-24-02 A. Recommend to reject the single bid for epoxy floor installation at the Tazewell County Justice Center
  - P-24-03 B. Recommend to approve construction manager proposal for new Justice Center Annex and building renovations
  - P-24-04 C. Recommend to approve architect services proposal for new Justice Center Annex and building renovation
  - D. Current Projects Update
- V. Reports and Communications
- VI. Unfinished Business
- VII. Recess

Members: Chairman Greg Longfellow, Dave Mingus, Bill Atkins, Mark Goddard,  
Nick Graff, Kim Joesting, Tammy Rich-Stimson, Max Schneider

*Minutes pending committee approval*



## **Property Committee Meeting**

James Carius Community Room

Tuesday, January 23, 2024 – 3:30 p.m.

Committee Members Present: Chairman Longfellow, Bill Atkins, Nick Graff, Mark Goddard, Kim Joesting, Dave Mingus, Tammy Rich-Stimson

Committee Members Absent: Vivian Hagaman, Max Schneider

Others Attending: Mike Deluhery, County Administrator

**MOTION** **MOTION BY MEMBER MINGUS, SECOND BY MEMBER RICH-STIMSON** to amend the minutes of the November 7, 2023 meeting to add Nick Graff as being present.

On voice vote to amend, **MOTION CARRIED UNANIMOUSLY.**

**MOTION** **MOTION BY MEMBER JOESTING, SECOND BY MEMBER RICH-STIMSON** to approve the amended minutes of the November 7, 2023 meeting adding Nick Graff as being present.

On voice vote, **MOTION AS AMENDED CARRIED UNANIMOUSLY.**

**MOTION** **MOTION BY MEMBER GODDARD, SECOND BY MEMBER JOESTING** to amend the minutes of the November 7, 2023 meeting to add Max Schneider as being absent.

On voice vote to amend, **MOTION CARRIED UNANIMOUSLY.**

**MOTION** **MOTION BY MEMBER JOESTING, SECOND BY MEMBER RICH-STIMSON** to approve the amended minutes of the November 7, 2023 meeting.

On voice vote, **MOTION AS AMENDED CARRIED UNANIMOUSLY.**

### **DISCUSSION: Tazewell Building Usage**

Chairman Longfellow and Administrator Mike Deluhery discussed different options for employees and/or departments who could potentially move into the Tazewell Building until the new Justice Center is built. They discussed the option of finding a space to rent downtown and discussed the cost versus utilizing the Tazewell Building.

Judge Doscotch stated that a Substance Use Disorder Counselor will be starting next month and would need space to hold group meetings with 10-15 people.

**DISCUSSION: Current Projects Update**

Chairman Longfellow provided an overview of current projects, including an epoxy floor at the jail, new software, the 2nd phase of the windows in the McKenzie Building, a new pole building at the Tremont campus for the Sheriff's evidence, and a new office space for Animal Control.

Chairman Longfellow provided an update on construction at the Broadway building. He stated walls have been framed and drywall is being installed.

Chairman Longfellow provided an overview of projects that were completed in 2023.

**MOTION**

P-24-01

**MOTION BY MEMBER ATKINS, SECOND BY MEMBER GRAFF** to recommend to approve amendment to Lease Agreement with Proctor Health Systems to Amend Commencement Date.

Member Graff voices his concerns that come January 1, 2025, Proctor Health System will want to back out of the Lease entirely.

Administrator Deluhery stated that Proctor Health Systems would still be obligated to have five years of lease payments; it would just be pushing it until January 1, 2025, rather than January 1, 2024.

On voice vote, **MOTION CARRIED**

Member Goddard voted nay

**RECESS**

Chairman Longfellow recessed the meeting at 4:08 p.m.

(transcribed by S. Gullette)

**COMMITTEE REPORT**

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

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**RESOLUTION**

WHEREAS, the County's Property Committee recommends to the County Board to reject the single bid for the epoxy floor installation at the Tazewell County Justice Center; and

WHEREAS, the sole proposal received was for \$212,898, which exceeded the budgeted amount; and

WHEREAS, the County Administrator recommends rejecting the submitted bid and authorizing the reissuance of the bid document.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Facilities Director, Finance, and the Auditor of this action.

PASSED THIS 28<sup>th</sup> DAY OF February, 2024.

ATTEST:

\_\_\_\_\_  
Tazewell County Clerk

\_\_\_\_\_  
Tazewell County Board Chairman

# Tazewell County

Project #2024-P-03

Epoxy Floor Installation -

Tazewell County Justice

Center

Bidder:	Tiles in Style		
Date/Time Received:	2/8/24 @ 9:20 a.m.		
Base Bid	212,898.00		
Additional costs	-		
Expected start date:	5/5/2024		
Expected completion date:	24-28 days to complete		
	1 year warranty		

**COMMITTEE REPORT**

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

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**RESOLUTION**

WHEREAS, bid proposals were received for construction manager services for constructing a new justice center annex and possible renovations to additional facilities to accommodate moving offices; and

WHEREAS, the construction manager at risk delivery method will be used, where the construction manager will set a guaranteed maximum price for the construction work with built-in contingency funds; and

WHEREAS, a generalized estimate for the total cost of the facility, including construction management, design, furniture, fixtures, and equipment is set at \$28-\$32 Million; and

WHEREAS, the construction manager will team with the County and architect from the onset of the project to conduct pre-construction tasks, including, but not limited to:

- Coordinating the pre-construction effort to ensure the project budget and scheduled goals are clearly defined and subsequently met
- Prepare cost estimates throughout the process
- Provide input on schematic floor plans of site plan and existing facilities
- Provide input on systems and constructability, and engage in value engineering efforts
- Assist with bidding process for the subcontractor bid packages, and

WHEREAS, design proposals will be brought to the County Board at set milestones; and

WHEREAS, during the construction and closeout phase, the construction manager shall perform the functions necessary to provide construction oversight and coordination as the County's representative; and

WHEREAS, six proposals were received, as provided on the attached bid report, with costs listed as a pre-construction phase fee, construction manager's fee as a percentage of the cost of work during the construction phase, and several additional fee percentage caps; and

WHEREAS, a review group, consisting of the Property Chairman, Finance Chairman, State's Attorney, Auditor, County Administrator, and Facilities Director, reviewed the proposals and participated in presentations by selected vendors; and

WHEREAS, the review group recommends the proposal submitted by P. J. Hoerr, Inc.

THEREFORE BE IT RESOLVED that the County Board approves this recommendation and authorizes the County Board Chairman to execute the applicable American Institute of Architects agreements.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Facilities Director, and the Auditor of this action.

PASSED THIS 28<sup>th</sup> DAY OF February, 2024.

ATTEST:

\_\_\_\_\_  
Tazewell County Clerk

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Tazewell County Board Chairman

# **Tazewell County**

Project #2024-P-01

RFP - Construction Mgmt at Risk Services - Justice Center Annex

## **Proposals Received From**

CORE Construction Services of Illinois, Inc.

Harbour Contractors, Inc.

O'Shea Builders

P. J. Hoerr, Inc.

River City Construction, LLC

Wight & Company



# Tazewell County

Project #2024-P-01

RFP - Construction Mgmt at Risk  
Services - Justice Center Annex

Bidder:	CORE Construction	River City Construction	O'Shea Builders
Date/Time Received:	1/31/24 1:29 p.m.	1/31/24 1:52 p.m.	1/31/24 10:10 a.m.
Bid Form Completed			
Preconstruction Phase Fee	38,500	60,000	110,000
Construction Manager's Fee %	2.75%	2.75%	2.50%
Proposal Documents Received	yes	yes	yes

# Tazewell County

Project #2024-P-01

RFP - Construction Mgmt at Risk  
Services - Justice Center Annex

Bidder:	Wight & Co.	Harbour	P.J. Hoerr
Date/Time Received:	1/31/24 1:03 p.m.	1/31/24 12:47 p.m.	1/31/24 1:49 p.m.
Bid Form Completed			
Preconstruction Phase Fee	85,000	236,610	47,500
Construction Manager's Fee %	3.00%	2.85%	2.75%
Proposal Documents Received	yes	yes	yes

**COMMITTEE REPORT**

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

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**RESOLUTION**

WHEREAS, bid proposals were received for architect services for designing a new justice center annex and possible renovations to additional facilities to accommodate moving offices; and

WHEREAS, a generalized estimate for the total cost of the facility, including construction management, design, furniture, fixtures, and equipment is set at \$28-\$32 Million; and

WHEREAS, the architect will team with the County and construction manager from the onset, with the construction manager at risk delivery method being utilized; and

WHEREAS, during the pre-construction phases the architect services include, but are not limited to:

- Conducting a space review of the Courthouse, Old Post Office, Tazewell Building, McKenzie Building, Emergency Management Building, Veteran's Assistance rented space, and Guardian Ad-Litem rented space; and
- Preparing a space plan
- Providing cost estimates throughout the process
- Developing Schematic and detailed designs
- Preparing construction and bid documents.

WHEREAS, design proposals will be brought to the County Board at set milestones; and

WHEREAS, the architect will provide additional services during the construction and closeout phases; and

WHEREAS, six proposals were received, as provided on the attached bid report; and

WHEREAS, as required by the Local Government Professional Services Selection Act, costs were not included as part of the proposals; and

WHEREAS, a review group, consisting of the Property Chairman, Finance Chairman, State's Attorney, Auditor, County Administrator, and Facilities Director, reviewed the proposals and participated in presentations by selected vendors; and

WHEREAS, the review group recommends the proposal submitted by Wold Architects and Engineers (Palatine, IL); and

WHEREAS, Wold Architects and Engineers proposed the following initial timeline in their proposal for pre-construction, which may be revised in the agreement:

Programming/Schematic Design:	March - June 2024
Design Development:	July - October 2024
Contract Documents	November 2024 - May 2025
Bidding	June - July 2025; and

WHEREAS, as required by the Local Government Professional Services Selection Act, the cost of the services is being negotiated with Wold Architects and Engineers as the highest qualified firm.

THEREFORE BE IT RESOLVED that the County Board approves this recommendation and authorizes the County Board Chairman to execute the applicable American Institute of Architects agreements upon acceptable contract terms.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Facilities Director, and the Auditor of this action.

PASSED THIS 28<sup>th</sup> DAY OF February, 2024.

ATTEST:

\_\_\_\_\_  
Tazewell County Clerk

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Tazewell County Board Chairman

# **Tazewell County**

Project #2024-P-02

RFQ - Architectural & Engineering Services - Justice Center Annex

## **Submissions Received From**

Cordogan Clark & Associates

Farnsworth Group, Inc.

IGW Architecture

Senga Architects

Wight & Company

Wold Architects and Engineers

# Tazewell County

Project #2024-P-02

RFQ - Architectural &  
Engineering Services - Justice  
Center Annex

Bidder:	Farnsworth Group	Wight & Co.	Cordogan Clark
Date/Time Received:	1/31/24 1:20 p.m.	1/31/24 1:03 p.m.	1/31/24 9:05 a.m.
Signature Form Completed	yes	yes	yes
Qualification Documents Received	yes	yes	yes

# Tazewell County

Project #2024-P-02

RFQ - Architectural &  
Engineering Services - Justice  
Center Annex

Bidder:	Wold Architects & Engineers	IGW Architecture	Senga Architects
Date/Time Received:	1/31/2024 9:17 a.m.	1/31/24 1:22 p.m.	1/31/24 9:17 a.m.
Signature Form Completed	yes	yes	yes
Qualification Documents Received	yes	yes	yes