



Property Committee

Greg Longfellow, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, November 12, 2024 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the October 22, 2024 meeting
- III. Public Comment
- IV. New Business

- P-24-32
- A. Recommendation to Approve the Guaranteed Maximum Price with P.J. Hoerr, Inc. for the Construction of the Justice Center Annex
 - B. Discussion: Current Projects Update
 - C. Discussion – Christmas on Court

- V. Reports and Communications
- VI. Unfinished Business
- VII. Recess

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



Minutes pending committee approval

Property Committee Meeting

James Carius Community Room

Tuesday, October 22, 2024 – 3:30 p.m.

Committee Members Present: Chairman Greg Longfellow, Vice-Chair Dave Mingus, Nick Graff, Kim Joesting, Bill Atkins, Jon Hopkins, Tammy Rich-Stimson, Max Schneider

Committee Members Absent: Mark Goddard

MOTION **MOTION BY MEMBER ATKINS, SECOND BY MEMBER GRAFF** to approve the minutes of the September 17, 2024 meeting, and September 25, 2024 in-place meeting

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

MOTION

P-24-19

MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER MINGUS to recommend to approve a request for proposal for a computerized maintenance management system for the Property and Facilities Management Department

MOTION **MOTION BY MEMBER GRAFF, SECOND BY MEMBER SCHNEIDER** to amend the Resolution to reflect a revised termination date from July 30, 2027 to June 30, 2027.

On voice vote, **AMENDMENT CARRIED UNANIMOUSLY.**

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

MOTION

P-24-28

MOTION BY MEMBER RICH-STIMSON, SECOND BY MEMBER JOESTING to recommend to approve the first amendment to the agreement with Wold Architects and Engineers

Administrator Mike Deluhery stated that when Wold submitted their response to their RFP, they had provided a set percentage for most of the projects except for a separate 10% fee for technology. He stated that they chose to do a flat fee for projects so they would not have to do change orders for small changes. He stated that the cost for this was already built into the numbers that they provided to us, this would just be reflecting that the board approved a higher building design.

Member Harris questioned how much the cost went up, and Administrator Deluhery stated that the original amount was \$1,627,500 and the new

amount would be \$2,183,066. He stated that since we are building a larger facility, they are doing extra design work. He stated that the original amount was off of the smaller building (\$28,000,000-\$32,000,000).

On voice vote, **MOTION CARRIED**

Members Joesting and Schneider voted nay.

MOTION

P-24-29

MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER RICH-STIMSON

to recommend to approve Memorandum of Understanding with the Board of Health for the Tremont Campus and 1800 Broadway

Administrator Deluhery stated that the Board of Health and the County Board had previously entered into a Memorandum of Understanding in 2013 for the Tremont building and part of that agreement included that the County Board would pay for capital improvements that were necessary. He stated that we need to update the Memorandum of Understanding to include the Broadway Building. He stated that the rental income would come into the general fund then the Health Department would be reimbursed.

Member Schneider voiced his concern about what would happen to the office space if the lease does not go forward.

Administrator Deluhery stated that the building was purchased primarily to be a Health Department facility. He stated Carle Health's first payment is due on January 1st and they are committed to making five years of payments. He stated that if the Lease were to expire or if the board were to come to some other agreement, the Health Department would be able to utilize the space.

Member Schneider questioned what the deadline is for Carle Health to give us notice that they will not be moving into the building. Administrator Deluhery stated that the contract did not stipulate when they needed to move in.

MOTION

MOTION BY MEMBER ATKINS, SECOND BY MEMBER SCHNEIDER to amend the Memorandum of Understanding, Paragraph 7, striking "otherwise agreed upon by the County and Board of Health" and replace with "the County has other needs for the space at that time".

Member Atkins stated that this takes care of both of the issues that Member Schneider noted. He stated that the space would be available for us without needing to work something out with the Board of Health first. He stated that he would have an issue with the Board of Health wanting the 25% payment if we no longer have a Lease but if we already have a budget put together where they are depending on the 25%, it would seem unfair to take that away from them. He stated it provides not only that we get that space if we need it but it also provides that they get a continuing amount coming to them.

Member Graff voiced his concern about rewriting contracts in a public meeting and questioned if the State's Attorney and Board of Health attorney worked on this together.

State's Attorney Mike Holly stated that if there are revisions to the Contract that the board wants to make, it is appropriate to do it in a committee meeting.

Chairman Longfellow stated that if the Lease did not go through, he thought the Health Department would utilize all of the space in the building.

Member Atkins stated that he is confident with the way this board has functioned in the past that if the Lease is terminated in the middle of a budget year, we would not say to the Board of Health that the 25% will no longer be coming in. He stated that he suspects that we would use the county general fund to make up that part of their budget.

Administrator Deluhery stated that any necessary budget adjustments would be addressed by the full board.

Chairman Longfellow requested that Member Atkins re-read his amendment.

Member Atkins stated that the final sentence of Paragraph 7 currently reads "space unless otherwise agreed upon by the County and Board of Health" and would be altered to read "the County has other needs for the space at that time".

On voice vote, **AMENDMENT CARRIED UNANIMOUSLY.**

MOTION **MOTION BY MEMBER GRAFF, SECOND BY MEMBER ATKINS** to amend Paragraph 5, striking out *(Very open to other languages. Just adding language for when it is clear that you are done with a facility).*

Administrator Deluhery stated that regarding Paragraph 5, there is a sentence at the end that was a comment to Amy Fox and himself that needed to be stricken out.

On voice vote, **AMENDMENT CARRIED UNANIMOUSLY.**

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

MOTION
P-24-30

MOTION BY MEMBER MINGUS, SECOND BY MEMBER SCHNEIDER to approve reconsideration of an Ameren easement of the County Farm

Chairman Longfellow stated Tim Baer is trying to move poles on a field that he farms for the Getz family along our lot line as a neighboring farmer. He stated that this was denied a few months ago. He stated he thought he would bring this back up so he could take it forward to the ICC and Ameren.

MOTION **MOTION BY MEMBER ATKINS, SECOND BY MEMBER GRAFF** to amend the Resolution to state "the County Board consider a modification to its support of the Ameren easement".

Member Atkins stated that he is proposing a modification to make sure that we are not violating the board rules. He stated that with the language "reconsider", it gives the impression that this is a motion for reconsideration which would have to be done at the next following meeting. He stated that we would have to have a motion to suspend the rules to have this heard. He does not believe this is technically a reconsideration.

On voice vote, **MOTION CARRIED**

Member Joesting voted nay

Member Graff questioned if this Resolution reflects what Mr. Baer is trying to do and Chairman Longfellow confirmed that it does.

Member Mingus stated that he has contacted the Commerce Commission on two separate occasions, and he stated that the board's decision has no relevancy as the Commerce Commission will make the final determination.

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

Member Joesting voted nay

MOTION
P-24-31

MOTION BY MEMBER GRAFF, SECOND BY MEMBER ATKINS
to recommend to approve proposal from Taza Construction for epoxy work at 101 S. Capitol

On voice vote, **MOTION CARRIED UNANIMOUSLY**

Discussion: Current Projects Update

Chairman Longfellow stated that there is a sheriff's evidence shed going up in Tremont. He stated that the ground has been prepared, but Blunier Builders has not started on the building.

Chairman Longfellow stated that concrete work is being done at the Broadway building and they are working on flooring. He stated that they have a move-in date at the end of November.

Discussion: Relocation of power line for new Sheriff's metal storage building at the Tremont Campus

Facilities Maintenance Director Mike Schone stated that power lines need to be moved at the Tremont campus.⁵ He stated that above-ground would be right at

\$14,000 and below ground is around \$12,000, but it did not include below-ground work, and we would have to hire our own contractor.

Chairman Longfellow received consensus from the committee to move forward with the above-ground option.

Member Harris questioned what budget this is coming out of.

Administrator Deluhery stated that it will be part of the CIP plan. He stated that this project initially came below what was budgeted.

MOTION **MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER RICH-STIMSON** to move the Committee into Executive Session under 5 ILCS 120/2(c)(6) – Setting of a price for sale or lease of a property at 4:16 p.m.

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

Chairman Longfellow moved the Committee out of Executive Session at 4:40 p.m.

RECESS Chairman Longfellow recessed the meeting at 4:40 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, it is recommended that the guaranteed maximum price (“GMP”) amendment with PJ Hoerr, Inc. for the construction of the proposed justice center annex be approved; and

WHEREAS, the County Board approved entering into agreements with Wold Architects as the architect and P.J. Hoerr as construction manager for the proposed Justice Center Annex on February 28, 2024; and

WHEREAS, the County Board approved a schematic design for a four-level facility at an estimated cost of \$44,042,739 on August 7, 2024; and

WHEREAS, Wold, PJ Hoerr, and county stakeholders have continued to collaborate on the various components of the building, including office layouts, mechanical systems, design, and technology; and

WHEREAS, Wold has continued to add to the level of detail of the design development documents and has presented 95% plans; and

WHEREAS, PJ Hoerr has worked with subcontractors to review and determine the estimated costs of completing the work, and has conducted value engineering throughout the process to ensure the project is being completed in a cost-effective manner; and

WHEREAS, attachment B to the addendum lists the proposed value engineering items that differ from the 95% design development documents and have been incorporated into the GMP amendment; and

WHEREAS, one of the recommendations includes lowering the building from having the entry six feet above grade to bringing the entry on grade, and the GMP includes an allowance for a living windows system that would have wall lights mimic solar light in the bottom floor; and

WHEREAS, with the value engineering items, PJ Hoerr has determined the total cost of the project for the building, grounds, and tunnel to be \$43,334,323; and

WHEREAS, additional value engineering options continue to be explored; and

WHEREAS, the total project cost includes \$3,468,296 in contingency (10% cost of construction costs) and \$3,000,000 for furniture, fixtures, and equipment; and

WHEREAS, the Guaranteed Maximum Price amendment with PJ Hoerr is for \$41,151,257, the total cost of the project excluding the architect and engineering fees; and

WHEREAS, additional amendments to the guaranteed maximum price will likely be needed in the future as the design and scope are further refined; and

WHEREAS, one area for a future amendment or separate agreement includes the remodeling of the existing buildings to accommodate moving offices, including the public defender's office and veteran's assistance office, with funding available from the total project being \$708,416 below budget and from the \$1.2 million allocated separately within the Capital Improvement Plan Fund.

THEREFORE BE IT RESOLVED that the County Board approves the guaranteed maximum price amendment with PJ Hoerr, and authorizes the County Board Chairman to sign the necessary documents.

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

PASSED THIS 20th DAY OF NOVEMBER, 2024.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman



AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the seventh day of November in the year two thousand twenty-four, is incorporated into the accompanying AIA Document A133TM-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the sixteenth day of February in the year two thousand twenty four (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

New Justice Center Annex
Pekin, IL

THE OWNER:

(Name, legal status, and address)

County of Tazewell
11 South 4th Street, Suite 432
Pekin, IL 61554

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

P. J. Hoerr, Inc.
107 North Commerce Place
Peoria, IL 61604

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Forty-one million one hundred fifty-one thousand two hundred fifty-seven dollars and no

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

AIA Document A201TM-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

cents (\$ 41,151,257.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See Attachment A for Itemized Statement of the GMP

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Not Applicable	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Not Applicable		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Not Applicable		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of execution of this Amendment.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)
- Not Applicable

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[] Not later than () calendar days from the date of commencement of the Work.

[X] By the following date: Based on beginning construction by May 31, 2025, Substantial Completion will be on approximately January 31, 2027. This assumes an approximate 20 month construction duration. A final schedule will be developed and mutually agreed upon by the Owner and Construction Manager upon completion of the Construction Documents.

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not Applicable	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
See Attachment C			

§ A.3.1.2 The following Specifications:

See Attachment C
(Table deleted)

§ A.3.1.3 The following Drawings:

See Attachment C
(Table deleted)

§ A.3.1.4 The Sustainability Plan, if any:
(Paragraph deleted)

Title	Date	Pages
Not Applicable		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See Attachment A and Attachment C	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Attachment C

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Attachment B for a listing of GMP Value Engineering Item Breakdown
See Attachment D for Hourly Rates of the Construction Management Staff

Init.

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

Not Applicable.

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

(Printed name and title)



CONSTRUCTION MANAGER *(Signature)*

Scott Rinkenberger Vice President

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 10:18:21 ET on 11/08/2024.

PAGE 1

This Amendment dated the seventh day of November in the year two thousand twenty-four, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the sixteenth day of February in the year two thousand twenty four (the "Agreement")

...

New Justice Center Annex
Pekin, IL

...

County of Tazewell
11 South 4th Street, Suite 432
Pekin, IL 61554

...

P. J. Hoerr, Inc.
107 North Commerce Place
Peoria, IL 61604

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Forty-one million one hundred fifty-one thousand two hundred fifty-seven dollars and no cents (\$ 41,151,257.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

See Attachment A for Itemized Statement of the GMP

...

Not Applicable

...

Not Applicable

...

Not Applicable

...

[X] The date of execution of this Amendment.

...

Not Applicable

PAGE 3

[X] By the following date: Based on beginning construction by May 31, 2025, Substantial Completion will be on approximately January 31, 2027. This assumes an approximate 20 month construction duration. A final schedule will be developed and mutually agreed upon by the Owner and Construction Manager upon completion of the Construction Documents.

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Not Applicable

...

See Attachment C

...

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Attachment C

Section	Title	Date	Pages
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...

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Attachment C

Number	Title	Date
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...

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

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Not Applicable

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See Attachment A and Attachment C

...

See Attachment C

...

See Attachment B for a listing of GMP Value Engineering Item Breakdown
See Attachment D for Hourly Rates of the Construction Management Staff

PAGE 4

Not Applicable.


...

Scott Rinkenberger Vice President


Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 10:18:21 ET on 11/08/2024 under Order No. 2114500459 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)



(Title)



(Dated)

Attachment A

Tazewell County Justice Center Annex



Conceptual Budget	Budget with Sub Quotes	Budget with Value Engineering
Date: October 29, 2024	Date: November 5, 2024	Date: November 5, 2024
Square Footage: 88,000	Square Footage: 88,000	Square Footage: 88,000
ORIGINAL BUDGET	BUDGET UPDATE 1	BUDGET UPDATE 2

DIVISION	DESCRIPTION	TOTAL COST	COST/SF	% OF JOB	TOTAL COST	COST/SF	% OF JOB	TOTAL COST	COST/SF	% OF JOB	Notes
1.0	General Requirements	\$ 1,608,125	\$ 18.27	3.37%	\$ 1,608,125	\$ 18.27	3.60%	\$ 1,608,125	\$ 18.27	3.71%	
1.1	Preconstruction Costs	\$ 47,500	\$ 0.54	0.10%	\$ 47,500	\$ 0.54	0.10%	\$ 47,500	\$ 0.54	0.10%	
2.0	Demolition / Existing Conditions	\$ 40,000	\$ 0.45	0.08%	\$ 40,000	\$ 0.45	0.09%	\$ 40,000	\$ 0.45	0.09%	
3.0	Concrete	\$ 3,137,290	\$ 35.65	6.57%	\$ 3,137,290	\$ 35.65	7.02%	\$ 2,811,290	\$ 31.95	6.49%	Lower Building 6'
4.0	Masonry	\$ 3,080,000	\$ 35.00	6.45%	\$ 2,204,000	\$ 25.05	4.93%	\$ 1,599,000	\$ 18.17	3.69%	Lowering Bld 6' & Brick In Lieu of Stone
5.0	Structural & Misc. Steel Supply	\$ 1,936,000	\$ 22.00	4.06%	\$ 1,978,000	\$ 22.48	4.42%	\$ 1,948,000	\$ 22.14	4.50%	Lower Building 6'
5.1	Structural & Misc. Steel Install	\$ 1,056,000	\$ 12.00	2.21%	\$ 1,056,000	\$ 12.00	2.36%	\$ 1,026,000	\$ 11.66	2.37%	Lower Building 6'
6.0	Rough Carpentry	\$ 198,000	\$ 2.25	0.41%	\$ 198,000	\$ 2.25	0.44%	\$ 198,000	\$ 2.25	0.46%	
6.1	Finish Carpentry Supply	\$ 516,645	\$ 5.87	1.08%	\$ 502,889	\$ 5.71	1.12%	\$ 449,679	\$ 5.11	1.04%	Solid Surface in Lieu of Quartz
6.2	Finish Carpentry Install	\$ 169,596	\$ 1.93	0.36%	\$ 169,596	\$ 1.93	0.38%	\$ 169,596	\$ 1.93	0.39%	
7.0	Water Proofing	\$ 142,680	\$ 1.62	0.30%	\$ 142,680	\$ 1.62	0.32%	\$ 172,680	\$ 1.96	0.40%	Lower Building 6'
7.1	Air Barriers	\$ 189,000	\$ 2.15	0.40%	\$ 189,000	\$ 2.15	0.42%	\$ 189,000	\$ 2.15	0.44%	
7.2	Membrane Roofing	\$ 654,400	\$ 7.44	1.37%	\$ 649,000	\$ 7.38	1.45%	\$ 649,000	\$ 7.38	1.50%	
7.3	Firestopping	\$ 130,000	\$ 1.48	0.27%	\$ 130,000	\$ 1.48	0.29%	\$ 130,000	\$ 1.48	0.30%	
8.0	Doors Frames & Hardware Supply	\$ 1,057,500	\$ 12.02	2.22%	\$ 915,000	\$ 10.40	2.05%	\$ 915,000	\$ 10.40	2.11%	
8.1	Doors Frames & Hardware Install	\$ 285,474	\$ 3.24	0.60%	\$ 285,474	\$ 3.24	0.64%	\$ 285,474	\$ 3.24	0.66%	
8.2	Access Doors	\$ 13,578	\$ 0.15	0.03%	\$ 13,578	\$ 0.15	0.03%	\$ 13,578	\$ 0.15	0.03%	
8.3	Overhead & Colling Doors	\$ 138,000	\$ 1.57	0.29%	\$ 138,000	\$ 1.57	0.31%	\$ 138,000	\$ 1.57	0.32%	
8.4	Glazing	\$ 1,371,510	\$ 15.59	2.87%	\$ 1,710,000	\$ 19.43	3.82%	\$ 1,685,000	\$ 19.15	3.89%	Lower Building 6'
9.0	Gyp/ACT	\$ 3,520,000	\$ 40.00	7.37%	\$ 2,759,310	\$ 31.36	6.17%	\$ 2,637,611	\$ 29.97	6.09%	Change WCP-1 to ACT-2
9.1	Flooring/Tile	\$ 1,046,700	\$ 11.89	2.19%	\$ 893,294	\$ 10.15	2.00%	\$ 786,448	\$ 8.94	1.81%	VE Tile Selection Included
9.2	Acoustical Panels	\$ 45,000	\$ 0.51	0.09%	\$ 45,000	\$ 0.51	0.10%	\$ 45,000	\$ 0.51	0.10%	
9.3	Paint	\$ 290,000	\$ 3.30	0.61%	\$ 419,742	\$ 4.77	0.94%	\$ 403,952	\$ 4.59	0.93%	Eliminate VWC in Offices and Toilets
9.4	Resinous Flooring	\$ 18,750	\$ 0.21	0.04%	\$ 25,400	\$ 0.29	0.06%	\$ 25,400	\$ 0.29	0.06%	
10.00	Signage	\$ 80,450	\$ 0.91	0.17%	\$ 80,450	\$ 0.91	0.18%	\$ 80,450	\$ 0.91	0.19%	
10.01	Toilet Compartments	\$ 29,151	\$ 0.33	0.06%	\$ 29,151	\$ 0.33	0.07%	\$ 29,151	\$ 0.33	0.07%	
10.02	Operable Partitions	\$ 14,027	\$ 0.16	0.03%	\$ 14,027	\$ 0.16	0.03%	\$ 14,027	\$ 0.16	0.03%	
10.03	Fire Extinguishers	\$ 10,901	\$ 0.12	0.02%	\$ 10,901	\$ 0.12	0.02%	\$ 10,901	\$ 0.12	0.03%	
10.04	Wall & Door Protection	\$ 29,472	\$ 0.33	0.06%	\$ 29,472	\$ 0.33	0.07%	\$ 29,472	\$ 0.33	0.07%	
10.05	Flagpoles	\$ 12,000	\$ 0.14	0.03%	\$ 12,000	\$ 0.14	0.03%	\$ 12,000	\$ 0.14	0.03%	
10.06	Expansion Control	\$ 20,000	\$ 0.23	0.04%	\$ 20,000	\$ 0.23	0.04%	\$ 20,000	\$ 0.23	0.05%	
10.07	Toilet Accessories	\$ 36,360	\$ 0.41	0.08%	\$ 36,360	\$ 0.41	0.08%	\$ 36,360	\$ 0.41	0.08%	
10.08	Ornamental Railings	\$ 192,500	\$ 2.19	0.40%	\$ 358,700	\$ 4.08	0.80%	\$ 358,700	\$ 4.08	0.83%	
10.09	Wheelchair Lift	\$ 20,000	\$ 0.23	0.04%	\$ 20,000	\$ 0.23	0.04%	\$ -	\$ -	0.00%	Lower Building 6'.
10.10	Lockers	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	With FF&E
10.11	Visual Display Boards	\$ 15,000	\$ 0.17	0.03%	\$ 15,000	\$ 0.17	0.03%	\$ 15,000	\$ 0.17	0.03%	
11.0	Loading Dock Equip	\$ 14,290	\$ 0.16	0.03%	\$ 14,290	\$ 0.16	0.03%	\$ -	\$ -	0.00%	Lower Building 6'.
11.1	Detention Equipment	\$ 225,000	\$ 2.56	0.47%	\$ 225,000	\$ 2.56	0.50%	\$ 225,000	\$ 2.56	0.52%	
12.0	Window Treatment	\$ 43,164	\$ 0.49	0.09%	\$ 40,486	\$ 0.46	0.09%	\$ 40,486	\$ 0.46	0.09%	
12.1	Furniture - Courtroom Bench Seating	\$ 128,993	\$ 1.47	0.27%	\$ 126,000	\$ 1.43	0.28%	\$ 99,950	\$ 1.14	0.23%	Red Oak Pew in lieu of Maple/Cherry
13.0	Pre-engineered Wood Building	\$ 200,000	\$ 2.27	0.42%	\$ 200,000	\$ 2.27	0.45%	\$ 200,000	\$ 2.27	0.46%	
14.0	Elevator	\$ 660,000	\$ 7.50	1.38%	\$ 642,842	\$ 7.31	1.44%	\$ 642,842	\$ 7.31	1.48%	
21.0	Fire Protection	\$ 528,000	\$ 6.00	1.11%	\$ 528,000	\$ 6.00	1.18%	\$ 528,000	\$ 6.00	1.22%	
21.1	Clean Agent Fire Protection	\$ -	\$ -	0.00%	\$ 30,000	\$ 0.34	0.07%	\$ 30,000	\$ 0.34	0.07%	
22.0	Plumbing	\$ 2,200,000	\$ 25.00	4.61%	\$ 1,360,000	\$ 15.45	3.04%	\$ 1,360,000	\$ 15.45	3.14%	
23.0	HVAC	\$ 3,810,000	\$ 43.30	7.98%	\$ 1,832,000	\$ 20.82	4.10%	\$ 1,832,000	\$ 20.82	4.23%	
23.1	Building Automation Systems	\$ 150,000	\$ 1.70	0.31%	\$ 150,000	\$ 1.70	0.34%	\$ 150,000	\$ 1.70	0.35%	
26.0	Electrical	\$ 4,430,000	\$ 50.34	9.28%	\$ 6,000,000	\$ 68.18	13.42%	\$ 6,000,000	\$ 68.18	13.85%	
31.0	Earthwork/Excavation	\$ 500,000	\$ 5.68	1.05%	\$ 500,000	\$ 5.68	1.12%	\$ 633,333	\$ 7.20	1.46%	Lower Building 6'
31.1	Special Disposal of Spoil Material	\$ -	\$ -	0.00%	\$ 75,000	\$ 0.85	0.17%	\$ 75,000	\$ 0.85	0.17%	
31.2	Earth Retention	\$ -	\$ -	0.00%	\$ 50,000	\$ 0.57	0.11%	\$ 50,000	\$ 0.57	0.12%	
31.3	Deep Foundations	\$ 598,500	\$ 6.80	1.25%	\$ 598,500	\$ 6.80	1.34%	\$ 598,500	\$ 6.80	1.38%	
32.0	Asphalt Paving	\$ 400,950	\$ 4.56	0.84%	\$ 400,950	\$ 4.56	0.90%	\$ 400,950	\$ 4.56	0.93%	
32.1	Site Concrete	\$ 323,780	\$ 3.68	0.68%	\$ 323,780	\$ 3.68	0.72%	\$ 323,780	\$ 3.68	0.75%	
32.2	Landscaping / Irrigation	\$ 250,000	\$ 2.84	0.52%	\$ 250,000	\$ 2.84	0.56%	\$ 250,000	\$ 2.84	0.58%	
32.3	Fencing	\$ 30,000	\$ 0.34	0.06%	\$ 30,000	\$ 0.34	0.07%	\$ 30,000	\$ 0.34	0.07%	
32.4	Site Furnishings	\$ 30,000	\$ 0.34	0.06%	\$ 30,000	\$ 0.34	0.07%	\$ 30,000	\$ 0.34	0.07%	
33.0	Utilities	\$ 309,500	\$ 3.52	0.65%	\$ 309,500	\$ 3.52	0.69%	\$ 309,500	\$ 3.52	0.71%	
33.1	Fiber Optic Relocation	\$ -	\$ -	0.00%	\$ 30,000	\$ 0.34	0.07%	\$ 30,000	\$ 0.34	0.07%	
50.0	Audio Visual Allowance	\$ 1,214,000	\$ 13.80	2.54%	\$ 855,000	\$ 9.72	1.91%	\$ 855,000	\$ 9.72	1.97%	Per 95% DD Narrative
51.0	Security Electronics Allowance	\$ -	\$ -	0.00%	\$ 50,000	\$ 0.57	0.11%	\$ 50,000	\$ 0.57	0.12%	
51.1	IT Room Computer Access Floor	\$ -	\$ -	0.00%	\$ 18,750	\$ 0.21	0.04%	\$ 18,750	\$ 0.21	0.04%	
	Subtotal	\$ 37,197,786			\$ 34,553,037			\$ 33,342,485			
	G&L Insurance	\$ 48,357			\$ 44,919			\$ 43,345			
	OH&P	\$ 1,024,269			\$ 951,444			\$ 918,110			
	Building Permit	\$ 85,020			\$ 85,020			\$ 85,020			
	P&P Bond	\$ 221,000			\$ 207,000			\$ 199,000			
	Builders Risk Insurance	\$ 106,000			\$ 99,000			\$ 95,000			
	Base Bid	\$ 38,682,432			\$ 35,940,420			\$ 34,682,961			
	Contingency 10%	\$ 3,868,243			\$ 3,594,042			\$ 3,468,296			
	TOTAL	\$ 42,550,675			\$ 39,534,462			\$ 38,151,257			
	A/E Fee	\$ 2,183,066			\$ 2,183,066			\$ 2,183,066			
	Owner FF&E	\$ 3,000,000			\$ 3,000,000			\$ 3,000,000			
	PROJECT TOTAL	\$ 47,733,741	\$ 542.43		\$ 44,717,528	\$ 508.15		\$ 43,334,323	\$ 492.44		

Budget Remaining for Existing Courthouse, McKenzie Building Staff Relocations:

\$ 708,416

Board Approved Budget Amount:

\$ 44,042,739

Attachment B



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

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11/5/24

The following is a breakdown of the Value Engineering items that have been included in the Budget with Value Engineering column total in Tazewell County Justice Center Annex Budget Summary spreadsheet:

1. Lower the foundation of the Lower Level of the Justice Center Annex 6', eliminating the Lower Level windows, eliminating 6' of building brick height, eliminating the front entrance stairs/walls/railings, eliminating the employee entrance stairs, eliminating the wheel chair lift, eliminating the dock equipment since the dock area will now be at grade, adding additional excavation and haul off, and additional foundation wall waterproofing.
Total credit \$511,957
2. Replace 6' band of dimensional stone at the base of building with brick **Total credit \$375,000**
3. Change from Quartz to Solid Surface Group 4, all countertops and wall caps in the Lobby, Courtrooms, State's Attorney office and Deputy State's Attorney office **Total credit \$53,210**
4. Change wood panel ceiling (WCP-1) to acoustical tile ceiling (ACT-2) in Corridors 1A04 and 2A00
Total credit \$121,699
5. Change ceramic tile manufacturers from Atlas Concorde to Crossville Civilization Tile for the tile in the public waiting areas, corridors, and restroom floors **Total credit \$106,846**
6. Eliminate vinyl wall covering in the State's Attorney office, Deputy State's Attorney office, and Judge's Chambers toilets. All walls to be painted. **Total credit \$15,790**
7. Use red oak wood in lieu of maple or cherry for the bench seating in the Courtroom Gallery
Total credit \$26,050

Attachment C

Assumptions, Clarifications and Exclusions for the Guaranteed Maximum Price (GMP)

Proposal for the Proposed New Tazewell County Justice Center Annex

November 7, 2024

Division 00 – General Requirements

- This GMP is based on the Wold Architects 95% DD plans and narratives dated October 18, 2024. **It is very important that the Owner review the 95% DD plans and this document to verify that they fully understand and are in agreement with what is included and what is not included in the GMP.**
- The above noted documents include work for New Tazewell County Justice Center Annex building and related site work only. Since the scope of work for the McKenzie Building and the existing Courthouse is not yet fully developed or documented, this GMP does not include any funds for that scope of work. There are surplus funds available as a result of the approved value engineering credits, that the Owner is holding, that can be used to cover the cost of this work. Once the scope is developed, these totals can be added by amendment to this GMP in the future.
- As the design develops and value engineering studies are performed, the GMP amount may need to be adjusted by Change Order. These adjustments will be agreed upon by both the Owner and Construction Manager before approved.
- The 3rd floor of the building is to be shell space, other than the finishing of the Atrium Room, Future Court Waiting area and the stairwells. Sanitary sewer lines will be stubbed into Men's and Women's Restrooms for future connection. The finishing of Meeting Room 3B01, Toilets 3B02 and 3B03, and AV3A10 are not included in this GMP.
- An allowance of \$3,000,000.00 for the owner's FFE package is currently included in the GMP and will be jointly managed by PJ Hoerr and Tazewell County.
- GMP assumes the project will be bid no later than end of April of 2025 and construction will begin no later than end of May of 2025 and all the work will occur concurrently and uninterrupted.
- City of Pekin building permit costs are included.
- No sales tax is included.
- All work covered under this GMP will comply with all State of Illinois Prevailing Wage laws.
- Design and consultant fees are by Owner and not included in this GMP.
- Geotechnical fees are by Owner and not included in this GMP.
- Material testing and inspection fees are included in the FFE allowance.
- PJ Hoerr Preconstruction Phase cost is included (\$47,500).
- No costs for 3rd party building commissioning are included.
- No LEED related costs are included.
- No costs for MBE/DBE participation are included.

- A Performance and Payment bond for the GMP total is included.
- Builder’s Risk and General Liability insurance is included.
- No hazardous material study, testing or removal of such material is included.
- No artwork is included.
- No temporary fencing is included. Will use existing fence that is already installed.
- No allowance for “winter conditions” is included. These will be handled by contingency at the time of occurrence.
- GMP assumes electricity, water and natural gas utility charges during construction will be paid directly by the Owner, using funds from the FFE allowance.
- Utility connection fees will be paid directly by the Owner, using funds from the FFE allowance.
- No temporary heating, cooling, and dehumidification is included. These will be handled by contingency at the time of occurrence.
- Work will take place during normal work hours of 7:00 AM to 3:30 PM.
- PJ Hoerr will make a concerted effort to prevent damage to the existing parking lot and adjacent streets. Any damage caused by the negligence of PJ Hoerr or its subcontractors will be repaired at PJ Hoerr’s or the subcontractor’s sole expense. However, the cost of repairs for any damage due to the normal wear and tear of construction traffic is not included in the GMP.
- The Times Building will need to be surveyed, inspected, and documented prior to work starting. PJH will take reasonable means to protect the building from equipment and traffic, but due to the current structural condition of the structure we will not assume any liability, before, during, or after construction. We have not included any building monitoring for the Times Building.
- Since the design, drawings and specifications are not complete at this time, this GMP includes a contingency for the exclusive use of PJ Hoerr. Use of project contingency will be as noted in the previously executed AIA A133 Agreement. When project bidding is completed, any savings will be returned to the Owner or can be added to the contingency to cover any unforeseen costs. At project completion, all unused contingency funds shall be deleted from the contract amount by Change Order and credited fully to the Owner.

Division 02 – Demolition

- Minor demolition in the basement of the existing Justice Center for the construction of the secured corridor and tunnel is included.
- Selective site demolition as shown on the civil drawings is included.
- It is assumed that demolition of the remaining foundation of the Tobin Building and Arcade Building will not be required. If demolition is required for these foundations, that will be by others.

Division 03 – Concrete

- Concrete foundations are not fully designed currently. We have included an estimated cost of \$1,470,000 for the concrete foundations and \$598,500 for auger cast pile deep foundations.

Drawing with our assumptions is attached. Once final design is complete, these numbers will need to be reviewed and adjusted.

- Through value engineering, the elevation of the Lower Level is being lowered 6', eliminating the need for the front entrance stairs/walls/ramps, employee entrance stair and the loading dock.
- 2500 sf of concrete equipment pads for Lower Level mechanical equipment are included.

Division 04 – Masonry

- Masonry quantity has been reduced to reflect the value engineering change to lower the foundation of the Lower Level of the building to 14' below grade.
- Masonry scope has been changed to reflect the value engineering change to replace the 6' band of dimensional stone on the base of the building with brick.
- Pricing is based on using the same brick as the Tazewell County Justice Center building.

Division 05 – Metals

- Fabricated steel material is based on the Steel Design Takeoff sheets in the 95% DD Narrative and the 95% DD Structural drawings.

Division 06 – Carpentry

- Courtroom ramps and platforms to be built with metal studs and two layers of ¾" fire-rated plywood.
- Courtroom bench seating is to be made from Red Oak. There will be a price increase to change to maple or cherry.
- Quartz counters and trim material in the Lobby, Courtrooms, State's Attorney office, and Deputy State's Attorney office have been changed to solid surface group 4 material through value engineering.
- Solid surface countertops will have a 1" integral splash.
- Wood blocking for toilet accessories, toilet partitions, casework and paneling is included.
- Wood blocking for roof parapet is included.
- There is a combination of wood wall paneling and acoustic wall paneling in courtrooms. The wood paneling is not acoustical paneling.
- Level 3 bullet resistant fiberglass is included in the courtroom casework from the clerk desk to the witness stand.

Division 07 – Thermal and Moisture Protection

- Blind side waterproofing under elevator pits only.
- Fluid applied waterproofing on elevator pits, foundation walls and tunnel.

- Additional concrete foundation wall waterproofing required as a result of the value engineering change to lower the elevation of the Lower Level is included.
- Fully-adhered EPDM roof system with 30 year warranty is included.
- Because the firestopping design has not been fully developed, an allowance of \$130,000 has been included for this scope.
- All joint sealants are included as required.
- Expansion control is figured at each end of the Tunnel and an allowance of \$20,000 is included for this work.

Division 08 – Openings

- Doors, frames, hardware are based on current Door/Opening Schedules with reasonable assumptions for door hardware sets.
- Because the design and the quantity of the elevator door smoke curtains have not been fully developed, an allowance of \$100,000 has been included for this scope.
- Detention doors, frames, hardware have only been included in the Group Holding Rooms.
- Security glazing has only been figured for the first floor Public Lobby/Screening area.
- The exterior windows in the Lower Level have been deleted in the value engineering option to lower the elevation of the Lower Level.

Division 09 – Finishes

- Computer access floor in Lower level IT Room is figured as 8" high standard floor system with standard panels.
- Vinyl Wall Covering in the State's Attorney office, Deputy State's Attorney office, and Judge's Chamber toilets has been removed from the scope through value engineering. These areas will receive paint.
- Ceramic tile manufacturer for the tile in the public waiting areas, corridors, and restroom floors have been changed from Atlas Concorde to Crossville Civilization Tile through value engineering.
- Wood panel ceilings (WCP-1) in Corridors 1A04, and 2A00 and been eliminated and replaced with Acoustical tile ceiling (ACT-2) through value engineering.
- No drywall has been figured on exterior walls of the 3rd floor shell space.
- Exterior wall metal stud framing is figured to run from deck to deck in lieu of running outside the perimeter of the steel structure.

Division 10 – Specialties

- Full-height corner guards are the only wall protection included.
- Markerboards are by Owner in the FFE package.

- The following signage has been included:
 - Room signs 194 ea
 - Building directional signs 20 ea
 - Exterior building letters 24" 14 ea
 - Interior building letter 8" 14 ea
 - Exterior building large County logo 1 ea
 - Interior building small County logo 4 ea
 - Lobby building directory 1 ea
- An allowance of \$15,000 has been included for an exterior monument sign in the front of the building.

Division 11 – Equipment

- Loading dock equipment has been deleted in the value engineering option to lower the elevation of the Lower Level which deleted the loading dock.

Division 12 – Furnishings

- Mecho roller shades are included for the exterior windows.
- Mecho roller shades are included for door frame sidelites per Note 3 on Door Schedule.
- Furniture is in the FFE allowance.
- State’s Attorney movable storage system is in the FFE allowance.
- Storage Room shelving units are in the FFE allowance.
- Lockers and gun lockers are in the FFE allowance.
- Lobby X-ray unit is by Owner.
- Appliances are included in the FFE allowance.

Division 14 – Elevators

- The wheelchair lift at the employee entrance has been deleted in the value engineering option to lower the elevation of the Lower Level eliminating the need for the wheelchair lift.
- There are no provisions currently for the freight elevator to access the roof.

Division 21 – Fire Suppression

- Complete delegated design fire suppression system is included.
- No fire protection system pump or water storage tank has been included.
- An allowance of \$30,000 has been included for a clean agent fire suppression system for the Lower Level IT Room.

Division 22 – Plumbing

- Underground sanitary sewer and vent pipe material is PVC.
- Underground storm sewer pipe material is PVC.
- Roof drain pipe material is PVC.
- Above ground sanitary sewer and vent pipe material is hubless cast iron.
- Water pipe material is copper.
- No costs been included for a building water filtration system.
- No costs have been included for a grease trap or oil interceptor.

Division 23 – Heating, Ventilating and Air Conditioning

- Because the design of the Building Automation Controls System has not been fully developed, an allowance of \$150,000 has been included for this scope.
- Because the design of the cooling system for the Lower Level IT Room has not been fully developed, an allowance of \$12,000 has been included for a mini-split system for this scope.
- HVAC for the 3rd floor shell space is being provided as the minimum amount needed to maintain heat at a reasonable level to keep systems from freezing in the winter and to maintain humidity control in the summer.

Division 26 – Electrical

- Electrical scope is based on the electrical narrative in the 95% DD submission.
- Exterior concrete ductbank from the generator pad to the building is included.
- Generator, docking station, and transfer switch for the Annex Building only is figured.
- Site lighting and poles have been included.
- Lighting controls have been included.
- An allowance of \$100,000 has been included for living windows in the Lower Level Probation Area.

Division 27 – Communications

- Because the scope of work for the existing fiber optic cable relocation that runs through the property has not been fully identified, an allowance of \$30,000 has been included for this scope.
- Because the design of the Audio Visual Systems has not been fully developed, an allowance of \$855,000 has been included as outlined in the Wold Schematic Design – Audiovisual Systems' Narrative dated October 25, 2024. Nothing has been assumed or costs deducted with possible State reimbursement for the Court equipment.
- Phone system is by Owner. All rough-in, conduit, cabling, boxes are included.
- Technology servers and equipment is by Owner.
- Extending of technology cabling and raceways from the County's existing buildings to the Annex property is not part of this contract.

- Technology cabling figured to be installed with J hooks above the acoustical ceiling.
- Extending the Justice Center DAS system is included.

Division 28 – Electronic Safety and Security

- Because the design of the Security Electronics/Security Integration System has not been fully developed, an allowance of \$50,000 has been included for this scope.
- Complete fire alarm system is included.

Division 31 – Earthwork

- All site grading, excavation, aggregate base course and backfill is included per the 95% DD drawings.
- Additional excavation and haul off required as a result of the value engineering change to lower the elevation of the Lower Level is included.
- Foundation excavation earth retention/shoring systems for the building or the tunnel have not been included.
- An allowance of \$50,000 has been included for temporary earth retention at the southeast corner of the Times Building, if needed during excavation.
- All excess excavation material will be hauled off site.
- Allowance of \$75,000 has been included to haul 1,000 cy of “special” spoils, if encountered, to a qualified landfill.
- We have not included any costs for termite control.

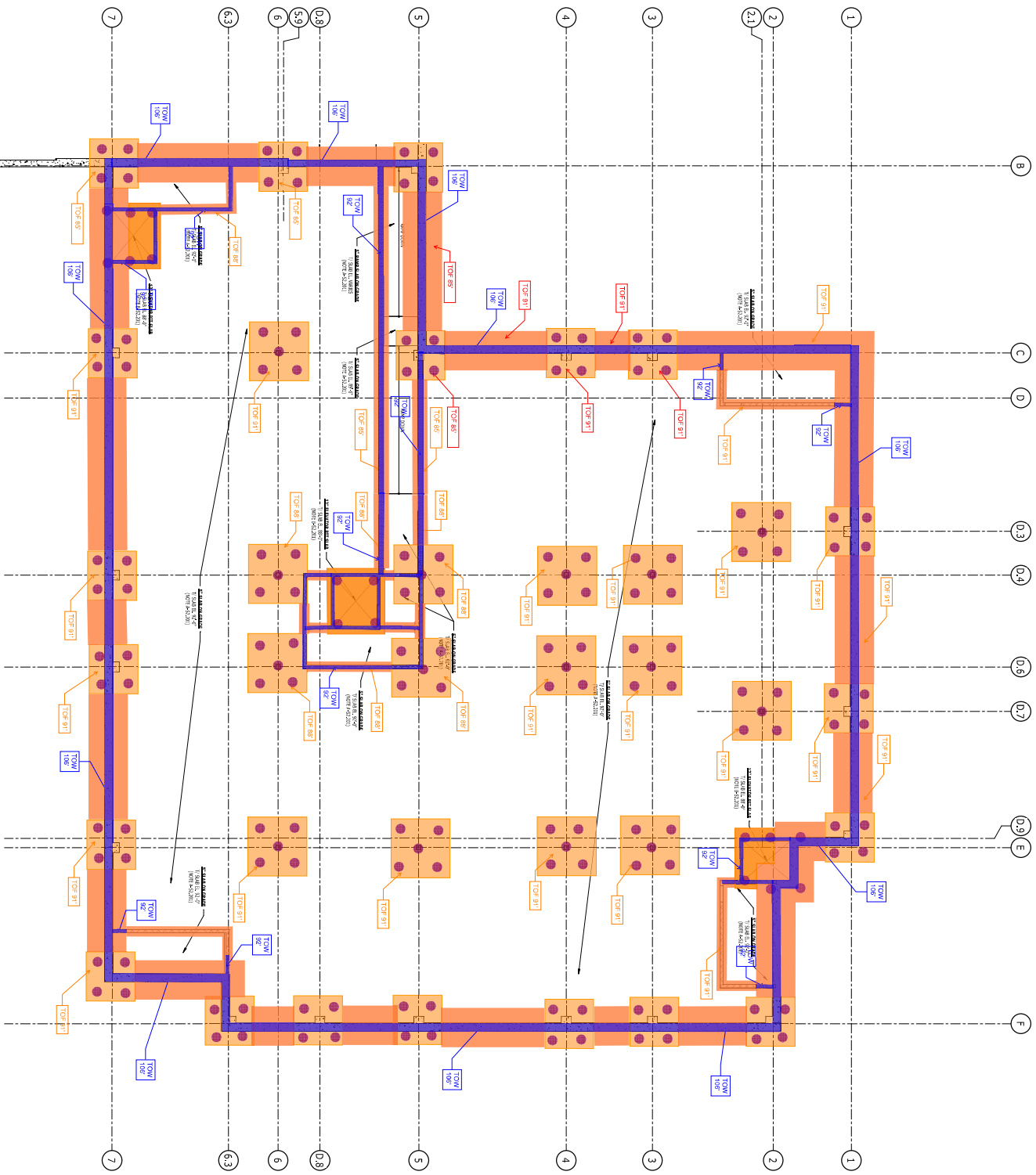
Division 32 – Exterior Improvements

- Because the design and products of the precast site furnishings has not been fully developed, an allowance of \$30,000 has been included for this scope.
- An allowance of \$200,000 has been included for the dismantling and reconstruction of the existing pre-engineered wood frame storage building.
- Dumpster enclosure is figured to be constructed with wood post and wood siding panels.
- Light duty (814 SY) and heavy duty (1441 SY) asphalt paving is included.
- 1-1/2” asphalt mill and overlay (1909 SY) at Elizabeth St. is included.
- Pavement striping and handicap signs are included.
- Concrete parking blocks are not included.
- No roadwork on Court St. or Capital St. figured, other than repaving of the parking lanes.
- Elizabeth St. and parking lot swing arm security gates and card readers are not included.
- Concrete sidewalks, dumpster enclosure pad, chiller pad, transformer pad, generator pad, and plaza concrete are included.
- Site irrigation system is figured around the building grounds only. Nothing has been included for parking lot islands or the west lawn area adjacent to the railroad tracks.

- Landscaping is based upon drawing CP-3. An allowance of \$250,000 has been included for the landscaping/seeding/sod and irrigation scopes.

Division 33 – Utilities

- Site Utilities – water, sanitary sewer, storm sewer, underground electric, gas line are included per drawing CP-3, unless provided by the utility company.
- No costs have been included for a fire protection loop around the property.
- No costs have been included for underground storm water storage.
- No costs have been included for reworking/relocating utilities for the Times Building.



F2 LOWER LEVEL FOUNDATION PLAN

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
2. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ACI 318M-11.
3. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CONCRETE.
4. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
5. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT FOUNDATION ELEMENTS.
6. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.
7. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.
8. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.
9. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.
10. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.

REVISIONS:	NO. 1	DATE	DESCRIPTION

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

2. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ACI 318M-11.

3. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CONCRETE.

4. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.

5. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT FOUNDATION ELEMENTS.

6. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.

7. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.

8. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.

9. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.

10. ALL FOUNDATION ELEMENTS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CLEARANCE FROM ALL EXISTING FOUNDATION ELEMENTS.

Project Name
 Enter address here



WOLD ARCHITECTS AND ENGINEERS
 2201 N. Smith Street, Suite 110
 Portland, Oregon 97227
 Telephone: 503.241.0100

OWNER:	_____
OWNER ADDRESS:	_____
OWNER PHONE:	_____
OWNER FAX:	_____
OWNER EMAIL:	_____
OWNER CONTACT PERSON:	_____
OWNER CONTACT TITLE:	_____
OWNER CONTACT PHONE:	_____
OWNER CONTACT FAX:	_____
OWNER CONTACT EMAIL:	_____
OWNER CONTACT ADDRESS:	_____
OWNER CONTACT CITY:	_____
OWNER CONTACT STATE:	_____
OWNER CONTACT ZIP:	_____
OWNER CONTACT COUNTRY:	_____

S2.201



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Hourly Rates of Construction Mangement Staff

November 7, 2024

Trade	Rate
Principal In Charge	190.00
Project Executive	170.00
Estimating Lead	140.00
Project Estimator	120.00
Project Manager	122.00
Project Engineer	90.00
Project Superintendent	120.00
Accounting Staff	65.00
Quality Control Superintendent	125.00
Safety Director	110.00

General Notes:

- These rates are good for the ducation of the project, based on the assumptions below.
- These hourly rates will be used for both the Pre-Construction and Construction Phases of the project.
- These rates assume the Construction phase is complete by early 2027.