



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, May 20, 2025 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the April 22, 2025 meeting
- III. Public Comment
- IV. New Business

P-25-09

- A. Recommend to approve bid for replacement of eight roof-top HVAC units at 1800 Broadway
- B. Discussion Projects Update

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

Members: Chairman Max Schneider, Vice-Chair Eric Stahl, Dave Mingus, Nancy Proehl, Mike Harris, Eric Schmidgall, Jon Hopkins, Kim Joesting, Aaron Phillips



Minutes pending committee approval

Property Committee Meeting

James Carius Community Room

Tuesday, April 22, 2025 – 3:30 p.m.

Committee Members Present: Chairman Max Schneider, Vice Chairman Eric Stahl, Mike Harris, Jon Hopkins, Dave Mingus, Kim Joesting, Nancy Proehl, Eric Schmidgall, Aaron Phillips

Others Attending: Mike Deluhery, County Administrator

MOTION **MOTION BY MEMBER STAHL, SECOND BY MEMBER MINGUS**
to approve the minutes of the March 18, 2025 meeting

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

P-25-07 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER PROEHL** to
recommend to approve bid for New Animal Control Building

Administrator Mike Deluhery stated that the Animal Control facility was put into the Capital Improvement Plan because several issues had been identified. He stated that more space is needed, there is poor ventilation, it does not meet current animal control standards, the kennels are due for replacement, there is no ability to have veterinary services on site, and it does not have adoption rooms. He stated that four bids were received and they created an evaluation group to review the bids, which consisted of Mike Schone, Libby Aeschleman, Chairman Grimm, and himself. He stated that the unanimous decision was PJ Hoerr. He stated that PJ Hoerr was the only company to propose a pre-engineered metal building using steel. He stated that the base bid price is \$3,489,023. He stated that they are also recommending cabinetry to be done by PJ Hoerr, which would be \$32,000. He stated that there are \$264,700 in additional costs.

Member Harris stated that he supports this. He stated that he has been out to the facility and the conditions are terrible for the animals and employees.

Member Crawford stated that he is in support of this, and it needed to be done a long time ago.

Member Woodrow questioned the square footage of the new building compared to the current square footage. Animal Control Director Libby Aeschleman stated that currently they have approximately 5,000 square feet, and the new building would be just under 10,000 square feet.

Member Schmidgall requested that all four bids be sent out to the committee for their review.

On voice vote, **MOTION CARRIED**

Member Joesting voted nay

P-25-06 MOTION BY MEMBER HOPKINS, SECOND BY MEMBER STAHL to recommend to approve additional items for the new impound building in Tremont

Facilities Maintenance Director Mike Schone stated that this is for fencing, cameras, and an alarm system.

Administrator Deluhery stated that the additional costs total approximately \$24,000.

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

DISCUSSION: McKenzie/Courthouse Heating Boiler Replacement

Facilities Maintenance Director Mike Schone stated that there are three boilers and one needs to be replaced. He stated that the water that was going through the system had not been treated, and it had deteriorated the pipe. He stated that the cost will be approximately \$77,000.

DISCUSSION: Office Space Reconfiguration for the Finance Department

Finance Director Mindy Darcy stated that the new financial analyst, Sade Turner, started today. She requests that her office be reconfigured, as Ms. Turner's desk is currently sitting where the supplies are. She proposes that her office be moved into the current Auditor's office, and the Auditor move to the conference room/breakroom on the first floor. She stated that a sink in that conference room/breakroom would need to be moved or taken out. Director Darcy stated that Director Schone came up with an option to incorporate a sink in an area on the fourth floor for employees to utilize to wash dishes, etc. She stated that she has spoken to Auditor Funkhouser, and he is fine with this change.

Facilities Maintenance Director Mike Schone stated that he believes the best option would be to put up temporary walls and put a temporary sink in for employees to utilize on the fourth floor.

Member Hopkins questioned if there are any other breakrooms in the building. Finance Director Darcy stated that most offices have a breakroom, not with a sink or any kind of plumbing, but most have a refrigerator, microwave, and maybe a table and chairs.

Member Stahl questioned the cost of this project and Director Schone stated between \$1,500-\$1,800.

Chairman Schneider received consensus from the committee to move forward with

the project.

DISCUSSION: Existing Properties Update

Facilities Maintenance Director, Mike Schone provided a handout to the members which contained a list of current projects. He provided an overview of the list.

RECESS Chairman Schneider recessed the meeting at 4:26 p.m.

(transcribed by S. Gullette)

DRAFT

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:

RESOLUTION

WHEREAS, the County's Property Committee recommends to the County Board to approve the bid for the replacement of eight roof-top HVAC units at 1800 Broadway in Pekin, Illinois; and

WHEREAS, the following bids for Project #2025-P-03 were submitted for review: Mechanical Service, Inc., Standard Heating & Cooling, Mucciante Heating & Cooling, Cordts Heating & Air Conditioning, Inc., Accurate Heating & Cooling, Tyles in Style, and LS Mechanical. Standard Heating & Cooling was deemed the best bid option at the lowest project cost of \$88,276; and

WHEREAS, the County was awarded \$79,520 as a reimbursement for the project through the Energy Efficiency and Conservation Block Grant (EECBG); and

WHEREAS, the project was budgeted for in the Capital Improvement Plan fund; and

WHEREAS, the County Administrator recommends approving the bid and is authorized to move forward with the project as submitted.

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

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

PASSED THIS 28th DAY OF MAY, 2025

ATTEST:

County Clerk

County Board Chairman

Tazewell County

Project # 2025-P-03

Replacement of Eight (8)

Roof-Top HVAC Units

05.13.2025 @ 2:00 PM

Bidder:	Standard Heating & Cooling	Tyles In Style	Cordts Heating & Air Conditionig, Inc.	Accurate Heating & Cooling
Date/Time Received:	05.13.2025 @ 8:00 AM	05.13.2025 @ 8:52 AM	05.13.2025 @ 11:23 AM	05.13.2025 @ 11:51 AM
Base Bid: including all material costs, labor, freight, disposal of removed materials, repairs, etc.	\$81,422.00	\$133,500.00	\$88,355.00	\$89,424.00
Optional Cost/Considerations:	~Add for 410A equipment while available: \$10,673.00 ~Add for Independent Test and Balance: \$6,854.00	N/A	None	None
Name of Manufacturer & Model of proposed units (please provide manufacturer's specification sheet with proposal)	Base Bid: Tempstar 454B Option Bid: Arcoaire 410A	Tempstar Specification Sheet is attached	Tempstar	Tempstar/Carrier
Rate for Time and Material Calculations	120.00/hr	Not provided	\$150.00/hr	\$130.00/hr
Warranty Terms	~1 yr parts and labor on installation. ~Normal Manufactures Warranty on Parts	~10 year limited compressor warranty ~5 year limited compressor parts warranty ~1 year parts limited warranty	~1 year parts ~5 year compressor ~10 year heat exchanger	~Accurate Heating & Cooling - 1 year labor warranty from date of start up of the new system. ~Manufacturer warranty: 5 years from the date of installation
Start Date	depends on equipment availability	TBD	06.01.2025	within 7 business days of proposal acceptance
Completion Date/Number of Days to Completion	6 days	10 days	5 days	estimated to be 3-4 business days

Tazewell County

Project # 2025-P-03
Replacement of Eight (8)
Roof-Top HVAC Units

05.13.2025 @ 2:00 PM

Bidder:	LS Mechanical	Mechanical Service Inc.	Mucciante Heating & Cooling	
Date/Time Received:	05.13.2025 @ 1:05 PM	05.13.2025 @ 1:25 PM	05.13.2025 @ 1:41 PM	
Base Bid: including all material costs, labor, freight, disposal of removed materials, repairs, etc.	\$88,157.00	\$162,988.00	\$93,720.79	
Optional Cost/Considerations:	~American Standard: \$104,267 ~Ecobee T stats/sensors: \$6,878 ~Air test/balance: \$15,068	None	New Disconnects w/Fuse Replacement for all RTUs: \$8,840.00	
Name of Manufacturer & Model of proposed units (please provide manufacturer's specification sheet with proposal)	Daikin DSG	Carrier Weathermaker 10 week lead time	York - PG3E24L07S21 York - KQG04E2C1A111A1	
Rate for Time and Material Calculations	Not provided	Will provide if awarded	\$130.00/hr	
Warranty Terms	~1 year labor ~5 year parts ~5 year compressor ~20 year heat exchanger	Will provide if awarded	~1 year warranty on labor ~5 year warranty on the compressor & coils	
Start Date	Units are 2 weeks lead time	Will provide if awarded	6-8 weeks upon signed contract	
Completion Date/Number of Days to Completion	1 day for units 2 days for ecobee & air test	Will provide if awarded	5 business days	