



*Minutes approved 8.19.25*

## **Property Committee Meeting**

James Carius Community Room

Tuesday, July 22, 2025 – 3:30 p.m.

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

Others Attending: Mike Deluhery, County Administrator

### **MOTION MOTION BY MEMBER STAHL, SECOND BY MEMBER HOPKINS**

to approve the minutes of the June 17, 2025 meeting and the June 25, 2025 in-place meeting

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

### **P-25-12 MOTION BY MEMBER JOESTING, SECOND BY MEMBER PROEHL** to recommend to approve an amendment to the guaranteed maximum price with P.J. Hoerr, Inc., for the construction of the Justice Center Annex

Administrator Mike Deluhery stated that last November the board had approved a guaranteed maximum price of \$43,334,323, which was based on the design drawings. He stated that after receiving bids, the project was within the budgeted amount. He stated that they have addressed what they feel is a very good list of common-sense changes. He stated the cost includes 5% contingency with 2.5% on the contractor side and 2.5% for us as owner. He stated that the Pekin Times demolition cost of \$163,895 is included and the total revised guaranteed maximum price is 43,498.217.

Matt Brown from P.J. Hoerr provided an overview of the bid package alternates and value engineering items for consideration.

Administrator Deluhery confirmed that the guaranteed maximum price is the same that had already been approved other than the addition of the Pekin Times demolition.

Member Harris questioned if this included the shelled third floor and Administrator Deluhery confirmed that it does.

Member Hopkins requested that Matt Brown go through and highlight the value engineering items.

On voice vote, **MOTION CARRIED**

Members Harris and Schmidgall voted nay.

Facilities Maintenance Director Schone provided the committee members with a handout containing an update on all current and completed projects.

**RECESS** Chairman Schneider recessed the meeting at 4:05 p.m.

(transcribed by S. Gullette)