



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, July 22, 2025 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the June 17, 2025 meeting and June 25, 2025 in-place meeting
- III. Public Comment
- IV. New Business
 - P-25-12 A. Recommend to Approve an Amendment to the Guaranteed Maximum Price with P.J. Hoerr, Inc. for the Construction of the Justice Center Annex
 - 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, June 17, 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

Committee Members Absent: Dave Mingus

Others Attending: Mike Deluhery, County Administrator

MOTION **MOTION BY MEMBER STAHL, SECOND BY MEMBER HARRIS**
to approve the minutes of the May 20, 2025 meeting and the May 28, 2025 in-place meeting

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

MOTION **MOTION BY JOESTING, SECOND BY HOPKINS** to move the Committee into Executive Session under 5 ILCS 120/2(c)(5) – Land Acquisition or Leasing at 3:32 p.m.

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

The Committee was moved out of Executive Session at 3:44 p.m.

P-25-11 **MOTION BY MEMBER STAHL, SECOND BY MEMBER SCHMIDGALL** to recommend to approve the sale of a drone for EMA

Finance Director Mindy Darcy stated that this is requesting approval to sell a drone and use the proceeds to purchase a new drone.

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

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 3:48 p.m.

(transcribed by S. Gullette)



Minutes pending committee approval

In-Place Property Committee Meeting

James Carius Community Room

Wednesday, June 25, 2025 – 6:23 p.m.

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

Committee Members Absent: Vice Chairman Eric Stahl, Nancy Proehl

Others Attending: Mike Deluhery, County Administrator

MOTION **MOTION BY HOPKINS, SECOND BY HARRIS** to move the Committee into Executive Session under 5 ILCS 120/2(c)(5) – Land Acquisition or Leasing at 6:23 p.m.

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

The Committee was moved out of Executive Session at 6:28 p.m.

P-25-10 **MOTION BY MEMBER HOPKINS, SECOND BY MEMBER HARRIS** to recommend to approve the acquisition of 306 Court Street, Pekin, Illinois

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

RECESS Chairman Schneider recessed the meeting at 6:29 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:

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 three-story facility on August 7, 2024 at an estimated cost of \$44,042,739, including architect fees, allowances, and contingencies; and

WHEREAS, the County Board approved a GMP with PJ Hoerr for the three-story facility on November 20, 2024 based on 95% complete design drawings with the total cost of the project being \$43,334,323; and

WHEREAS, PJ Hoerr issued bid packages for the work and received the proposals provided in the attached summary; and

WHEREAS, while the total project cost based on the bids submitted was within the budget, value engineering was conducted to maintain 5% contingency, with 2.5% contingency within the GMP approved amount, and 2.5% owner contingency; and

WHEREAS, the attached listing provides the value engineering items accepted; and

WHEREAS, the bid packages included five bid alternate options, including a Circuit Clerk Office Addition/Jury Room Expansion, which have not been included in the GMP; and

WHEREAS, PJ Hoerr is recommending to proceed with the lowest bidders; and

WHEREAS, the County procured the Times Building and desires to have the demolition of the building added to the project at a cost of \$163,895.

THEREFORE BE IT RESOLVED that the County Board approves the guaranteed maximum price amendment with PJ Hoerr at the amounts provided on the attached summary, with total project costs of \$43,498,217, and authorizes the County Board Chairman or County Administrator 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 30th DAY OF JULY, 2025.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Tazewell County New Justice Center Annex GMP

DESCRIPTION OF WORK	TOTAL
CONCRETE-BUILDING	2,991,000
MASONRY	2,630,400
STEEL FABRICATION	2,383,500
STEEL ERECTION	1,158,000
GENERAL TRADES	2,938,400
MILLWORK SUPPLY	835,945
MEMBRANE ROOFING	540,882
GLAZING	689,900
GYP/ACT	3,156,130
FLOORING / TILE	901,180
PAINT	375,000
PRE-ENG WOOD BUILDING	155,000
ELEVATOR	889,000
FIRE PROTECTION	429,110
PLUMBING	1,048,700
HVAC	4,485,000
ELECTRICAL	6,241,000
EARTHWORK / EXCAVATION	1,006,000
DEEP FOUNDATIONS	325,420
ASPHALT PAVING	321,985
SITE CONCRETE	369,000
LANDSCAPING	164,310
UTILITIES	400,000
GENERAL CONDITIONS	1,727,139
PRECONSTRUCTION FEE	47,500
FIRESTOPPING	130,000
OWNER STORAGE CONTAINERS	11,640
VE ITEMS	-809,775
SECURITY ELECTRONICS	34,000
FIBER OPTIC RELOCATION	54,734
	35,630,100
GL INSURANCE	46,319
OH&P	981,102
BUILDING PERMIT	104,000
P&P Bond	226,180
BUILDERS RISK INSURANCE	95,000
OWNER CONTINGENCY (2.5%)	890,386
CONSTRUCTION CONTINGENCY (2.5%)	890,386
ALLOWANCES	
APPLIANCES	100,000
AE FEES	2,335,827
FURNITURE	1,690,022
SHERIFF'S EQUIPMENT	75,000
TESTING	145,000
COMMISIONING	125,000
TOTAL (Original Amount)	43,334,322
Times Building Demo	163,895
Revised GMP w/ Times Building	43,498,217

VE Item #	Description	Value
1	Detention Grade Ceilings instead of Maximum Sec Ceilings	\$ (70,000.00)
2	RTU Enclosures Louvers to Corrugated	\$ (120,000.00)
3	Trash Enclosure and Chiller Gates to a More Standard Gate	\$ (35,000.00)
4	Edwards Cast Stone Substitution	\$ (100,000.00)
6	Change bottom up roller shades to standard roller shades.	\$ (15,000.00)
7	Change from magnetic glass visual display boards to standard porcelain	\$ (35,000.00)
8	Replace all 2cm miterfolded quartz with flat 3cm quartz trim	\$ (54,000.00)
9	Replace all 2cm miterfolded quartz with flat 3cm quartz trim/caps and delete vertical trim/chair rail in court rooms. - Paneling will be trimmed with aluminum trim per bid documents. No woodwork will be used in place of the quartz trim	\$ (100,000.00)
10	Millwork Hardware Revision as shared with Wold	\$ (19,000.00)
13	Remove Full Substrates from Solid Surface Countertops - Provide Benchmark Standard Substrate, 3” Deep at front and back, full depth buildup at brackets	\$ (2,500.00)
14	Remove 1 Year Maintenance for Landscaping	\$ (25,000.00)
16	Data Center Cabinets a. Reduce number of data center cabinets to 6 b. Reduce PDUs, MPO fiber cables, etc.. based on cabinet reduction c. Change cabinet type to APC AR3105B2	\$ (25,000.00)
17	Use Notifier instead of Simplex	\$ (8,000.00)
18	KSA Light Fixture Alternates - See spreadsheet shared with Wold	\$ (100,000.00)
21	Utilize Boiler Flue System Manufactured by Metal-Fab, Inc.	\$ (23,000.00)
22	Utilize Air Curtain Manufactured by Powered Aire, Inc.	\$ (5,000.00)
65	ENTEC: Delete (1) hot water flow meter, including wiring, integration and monitoring	\$ (4,900.00)
66	CMI: Delete hot water flow meter installation	\$ (175.00)
67	ENTEC: Delete (15) Air Flow Measuring Stations, including installation, wiring, integration & monitoring	\$ (57,000.00)
73	ENTEC: Delete (80) hours of additional training to be provided quarterly over a 1 year period. This will leave (40) hours of training to be divided up over a one year period	\$ (11,200.00)
	Total Value of VE Items for Considerations	\$ (809,775.00)

Justice Center Annex – Bid Package Alternates

The below alternates have not been included in the recommended Guaranteed Maximum Price.

Alternate #1	Upgrade Porcelain Tile Material	Add	\$128,700
Alternate #2	Additional Light-glass Simulated Windows in Lower Level	Add	\$122,200
Alternate #3	Circuit Clerk Office Addition/Jury Room Expansion on west side of building	Add	\$978,300
Alternate #4	Upgrade to CAT 6A Cabling	Add	\$90,600
Alternate #5	Alternate Building Automation System Supplier	Deduct	(\$60,000)

Tazewell County New Justice Center Annex

Bid Tab

Highlighted Bidders are Recommended to County for Selection

Bid Package 01

Work Package		31.07 Aggregate Piers							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
CNC Foundations	\$ 143,200								
Subsurface Constructors	\$ 146,700								
Menard	\$ 169,000								

Bid Package 02

Work Package		3.01 Structural Concrete & Flatwork							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
P.J. Hoerr, Inc.	\$ 2,918,000			\$ 172,000					
Otto Baum	\$ 3,735,550			\$ 307,000					
Illinois Civil Construction	\$ 3,807,345			\$ 181,917					

Work Package		4.01 Masonry							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
P.J. Hoerr, Inc.	\$ 2,600,400			\$ 85,400					
Otto Baum	\$ 3,515,905			\$ 91,845					

Work Package 5.01 Structural & Misc. Steel Supply									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Hanley Steel	\$ 2,295,000			\$ 99,000					
Wilson's Structural Steel	\$ 2,511,458			\$ 92,682					
Premier Fabrication	\$ 2,519,500			\$ 83,500					
Titan Industries	\$ 2,650,000			\$ 88,500					
Selvaggio Steel	\$ 2,825,950			\$ 89,950					
Diverstech MetalFab	\$ 3,769,264			\$ 201,454					

Work Package 5.02 Structural & Misc. Steel Erection									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Van Buskirk Steel	\$ 1,117,000			\$ 63,700					

Work Package 6.01 General Trades									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
P.J. Hoerr, Inc.	\$ 2,918,400			\$ 51,678					

Work Package 6.04 Millwork Supply									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Benchmark Cabinets & Millwork	\$ 835,945			\$ 4,323					

Work Package 8.02 Glazing									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Kelly Glass	\$ 689,900			\$ 15,272					
East Moline Glass	\$ 697,330			\$ 17,210					
Bacon & Van Buskirk Glass	\$ 1,138,500			\$ 30,000					

Work Package 9.01 Drywall, Metal Framing & Acoustical									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Allied Construction Services	\$ 3,136,130		\$ 8,240	\$ 100,140					
Associated Constructors	\$ 3,498,700		No Change	\$ 99,500					
Associated Constructors Combo	See Combo								
RG Construction	\$ 3,549,216		\$ 2,372	\$ 175,182					

Work Package 9.02 Flooring & Tile									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Central IL Commercial Flooring	\$ 881,180	\$ 117,833		\$ 1,033					
Taza Construction	\$ 1,130,514	\$ 80,915		No Bid					
Mid-State Terrazzo & Tile	\$ 1,291,500	\$ 248,000		\$ (1,772)					

Work Package 9.06 Painting									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Midwest Commercial Coatings	\$ 375,000			\$ 2,600					
Vogue Painting	\$ 412,800			\$ 5,700					
CCIMW	\$ 441,920			No Bid					
Dragoo Painting	\$ 536,200			\$ 12,740					
Associated Constructors	\$ 737,400			\$ 5,900					
Associated Constructors Combo	\$ 737,400			\$ 5,900					

Work Package 13.02 Pre-Engineered Wood Building									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Wagenbach Builders	\$ 98,416								
Blunier Builders	\$ 149,000								
CAD Construction	\$ 149,800								
Hein Construction	\$ 198,000								

Work Package 14.01 Elevators									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
KONE, Inc.	\$ 804,000								
Otis Elevator Co.	\$ 908,937								
TK Elevator	Late Bid - Not Opened								

Work Package 21.01 Fire Suppression									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Hitchcock Company	\$ 429,110			\$ 12,650					
The PIPCO Companies	\$ 543,000			\$ 7,250					
F.E. Moran	\$ 648,000			\$ 16,000					
Twin Lakes Fire Protection	\$ 649,530			\$ 20,450					
Apex Fire Protection	\$ 652,825			\$ 17,105					
Tri-City Fire Protection	\$ 698,356			\$ 13,339					

Work Package 22.01 Plumbing									
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Warner Mechanical	\$ 1,048,700			\$ 38,800					
J.C. Dillon, Inc.	\$ 1,084,844			\$ 69,446					
Tobin Brothers	\$ 1,238,000			\$ 41,000					
G.A. Rich & Sons	\$ 1,265,050			\$ 43,500					
E.L. Pruitt	\$ 1,651,000			\$ 52,000					
Dries Plumbing	Late Bid - Not Opened								

Work Package 23.01 HVAC									
<i>Bidder</i>	<i>Base Bid</i>	<i>Alt #1</i>	<i>Alt #2</i>	<i>Alt #3</i>	<i>Alt #4</i>	<i>Alt #5</i>	<i>UP #1</i>	<i>UP #2</i>	<i>UP #3</i>
Commercial Mechanical, Inc.	\$ 4,499,000			\$ 149,000		\$ (60,000)			
Montefusco HVAC	\$ 4,550,000			\$ 142,000		\$ (72,000)			
Warner Mechanical	\$ 4,585,000			\$ 150,000		\$ (51,450)			
H&S Mechanical	\$ 4,863,690			\$ 188,348		\$ (39,085)			
Illinois Piping Corp.	\$ 4,947,000			\$ 165,000		\$ (77,000)			
E.L. Pruitt	\$ 4,976,446			\$ 161,000		\$ (75,000)			
E.L. Pruitt Combo	See Combo								
The PIPCO Companies	\$ 4,996,000			\$ 170,000		\$ (51,000)			
Johns Service & Sales	\$ 5,230,786			\$ 156,541		\$ (72,450)			
Johns Service & Sales Combo	See Combo								

Work Package 26.01 Electrical, Communications & Security Electronics									
<i>Bidder</i>	<i>Base Bid</i>	<i>Alt #1</i>	<i>Alt #2</i>	<i>Alt #3</i>	<i>Alt #4</i>	<i>Alt #5</i>	<i>UP #1</i>	<i>UP #2</i>	<i>UP #3</i>
Foster Jacob, Inc.	\$ 6,241,000		\$ 103,700	\$ 45,000	\$ 83,000				
Quick Electric	\$ 6,538,000		\$ 135,000	\$ 96,000	\$ 77,000				
Zeller Electric	\$ 6,670,240		\$ 115,901	\$ 62,892	\$ 99,187				
Fleming Electric	\$ 7,080,000		\$ 107,300	\$ 54,600	\$ 97,000				
CIES	\$ 7,660,000		\$ 140,492	\$ 86,764	\$ 93,783				
Laser Electric	Late Bid - Not Opened								

Work Package 31.01 Earthwork & Site Demolition									
<i>Bidder</i>	<i>Base Bid</i>	<i>Alt #1</i>	<i>Alt #2</i>	<i>Alt #3</i>	<i>Alt #4</i>	<i>Alt #5</i>	<i>UP #1</i>	<i>UP #2</i>	<i>UP #3</i>
Hein Construction	\$ 1,100,000			No Change			\$ 65.00	\$ 80.00	
Hein Construction Combo	See Combo								

Work Package		32.02 Asphalt Paving							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Tazewell County Asphalt	\$ 321,985								\$ 50.00
UCM	\$ 381,444								\$ 180.40

Work Package Combo		32.02 Site Concrete							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
P.J. Hoerr, Inc.	\$ 369,000								
Hein Construction	\$ 380,000								
Hein Construction Combo	See Combo								
Otto Baum	\$ 397,350								

Work Package Combo		32.04 Landscaping & Irrigation							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Prairie View Landscaping	\$ 159,310			\$ (3,800)					
Chambers & Sons Landscaping	\$ 250,382			\$ (6,181)					
Penn Landscaping	\$ 294,961			\$ (3,600)					
CJL Landscaping	\$ 335,616			No Change					
F&W Landscaping	\$ 350,000			\$ (3,850)					

Work Package		33.01 Site Utilities							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Hein Construction	\$ 400,000								
Hein Construction Combo	See Combo								
G.A. Rich & Sons	\$ 842,500								
The PIPCO Companies	\$ 1,375,000								

Work Package Combo		9.01 Drywall & 9.06 Painting							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Lowest Individual WP Bidders	\$ 3,511,130			\$ 102,740					
Associated Constructors	\$ 4,198,000			\$ 105,400					

Work Package Combo		22.01 Plumbing & 23.01 HVAC							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Lowest Individual WP Bidders	\$ 5,547,700			\$ 187,800		\$ (60,000)			
Johns Service & Sales Combo	\$ 6,584,460			\$ 200,270		\$ (72,450)			
E.L. Pruitt Combo	\$ 6,561,446			\$ 213,000		\$ (75,000)			

Work Package Combo		31.01 Earthwork, 32.02 Site Concrete & 33.01 Site Utilities							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Lowest Individual WP Bidders	\$ 1,869,000			No Change					
Hein Construction Combo	\$ 1,700,000			No Change					

Work Package		7.12 Membrane Roofing & Sheet Metal							
Bidder	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	UP #1	UP #2	UP #3
Western Specialty Companies	\$ 480,882			\$ 59,313					
Union Roofing	\$ 482,000			\$ 65,000					
Sterling Commercial Roofing	\$ 498,370			\$ 79,375					
Kreiling Roofing	\$ 512,864			\$ 79,538					

Facilities Projects Update

July 14, 2025

Building	Project	Status	Update
All Downtown Buildings	Elevators Upgrades	Ongoing	Electrical shunt trips have been installed at the Justice Center elevators. The electrical contractor has completed the conduit at the OPO and the additional shunt trip switch have arrived and will be installed the week of July 21st. Kone and Seico are scheduled the week of July 28th to begin installation of heat detectors, addressable smoke detectors and programing recall functions
Animal Control	New Building	Ongoing	50% drawings hve been co0mpleted and met to discuss any issues, Radio antenna will need to be relocated. Meeting with PJ, Austin Engineering group, and EMA staff to discuss a new location. PJ is working on the details and has included it in the construction plan. Site work is still being reviewed for exiting utility location.
Courthouse	HVAC Updates	Ongoing	No change- Working with PJ Hoerr & Wold Architects for a recommendation. Scope review meeting held on 4/7.
Courthouse	Windows Replacement	Ongoing	No change- Working with PJ Hoerr. Had initial evaluation/pricing. Awaiting direction on HVAC since it could affect some windows.
Courthouse	Painting/Plaster Repair	Ongoing	No change- Working with PJ Hoerr. Working on determining color selection
Courthouse	Landscaping	Ongoing	Trees have been tagged for removal. There was a request made to have them review some of the trees with a lift onsite in determining the need to be remove all trees now. The contractor is aware and is happy to work with us, but feel most are in need of removal due to age and condition.
Courthouse	Restrooms Remodel	Ongoing	No change- Working with PJ Hoerr. Had initial discussions on components to remodel and working on color selection.
Courthouse	Security Camera Upgrades	New	Grant received by Courts to update some cameras. Will provide assistance with vendor as needed
Emergency Management Building	Paint Interior	Ongoing	One cost proposal was provided. It exceeded the budget and included painting the ceramic tiles. We have contacted additional contractors for pricing

Facilities Projects Update

July 14, 2025

Building	Project	Status	Update
Health Dept. - Pekin	Air Handlers	Ongoing	Standard Heating and Cooling have provided the specification for the units. They were reviewed by the maintenance department and approved. The units were ordered and we are waiting on a curb adapter and anticipate installation on 8/4 and 8/5.
Health Dept. - Pekin	Landscaping/ Sodding	Ongoing	We have met with a contractor to provide pricing for placing sod around the building landscape. They provided a cost proposal. We are looking to replace the old river rock in the parking lot islands with fresh material and will seek pricing for that as well. We have received pricing from one contractor, but they are unable to complete until fall. We are waiting on additional contractors pricing.
Health Dept. - Pekin	Generator	Ongoing	No Change- The generator was received at Altorfer in May and inspected by their technician. They intend to deliver to the HD when the ATS (automatic transfer switch) is delivered. The ATS is estimated for shipment on 8/6/2025.
Health Dept. - Pekin	Negative Pressure Isolation Rooms	Ongoing	The state had pulled the grant from Health Dept for the Negative Pressure project. Health Department has advised this is still an option. We have been in discussion with an HVAC contractor in determining all necessary components to complete the upgrades.
Health Dept. - Pekin	Plumbing Upgrades	Complete	Contractors have completed the work . We have had one incidence requiring us to auger the main, and we continue to monitor the system
Health Dept. - Pekin	Parking lot Resealing	Ongoing	We have had three proposals provided. All were willing to provide the requested work but have recommended resurfacing due to the age and condition of the asphalt. It is our intent to request bid proposals for milling and resurfacing the asphalt areas.
Health Dept. - Pekin	Irrigation	Complete	Irrigation system is in place and operational
Impound Lot (Tremont Campus)	New Building	Complete	All scheduled work has been completed
Justice Center	Office Conversion for Criminal Investigation Division IT Lab	Ongoing	The electric and data is 80% completed. The new wall and door, and painting is complete. The facility department is installing countertops in lieu of purchasing desk.

Facilities Projects Update

July 14, 2025

Building	Project	Status	Update
Justice Center	Upgrade Generator Controls	Complete	Completed. First generator monthly testing went well with no issues
McKenzie	Repair Exterior Walls	Ongoing	Work commenced on 7/16.
McKenzie	Lighting Replacement	Ongoing	No Change- Working with PJ Hoerr. Building completely reviewed and all fixture replacements have been identified. PJ intends to obtain pricing within a few weeks.
McKenzie	Flooring	Ongoing	No Change- Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building
McKenzie	Heating Boiler	New	No Change- Work on an RFP is in progress and have consulted with our HVAC contractor for options with consideration of the possibility of changes to the CH heating and cooling system. We will work on a RFP to replace one boiler once we have a clear direction.
McKenzie	Painting/Walls	Ongoing	No Change- Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building
McKenzie	Re-key Doors	Ongoing	No Change- Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building
New Justice Center Annex	Contract Documents Phase	Ongoing	We are working through the final stage of VE and have progressed well in meeting the project GMP
Other	New Maintenance Management Software	Ongoing	Identifications of assets has been completed and the contractor is continues to input asset information and task associated into the program. We are currently generating work orders within the department from email work request. We anticipated implementing the program late fall and assigning requesters in each department after providing training.
Pekin Campus	Replace Picnic Tables	Ongoing	New concrete picnic tables have been delivered, assembled and installed. We are reviewing the need additional tables and benches.