



In-Place Property Committee

Max Schneider, Chairman
James Carius Community Room
Wednesday, August 27, 2025
During County Board Meeting

I. Roll Call

II. New Business

P-25-14 A. Recommend to approve Change Order Authority for the County
Administrator/Acting Administrator for the New Justice Center Annex

III. Recess

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

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 grant change order authority for the County Administrator/Acting Administrator for the New Justice Center Annex; and

WHEREAS, bids for the project have been received and the Board approved the revised guaranteed maximum price with PJ Hoerr on July 30, 2025; and

WHEREAS, 2.5% contingency was included within the guaranteed maximum price with PJ Hoerr as construction manager, and there is an additional 2.5% owner contingency; and

WHEREAS, it is common to ~~need change orders, which can both increase and decrease costs~~ execute change orders which increase and/or decrease costs to project component budget lines; and

WHEREAS, the ~~change order authority will be set as follows~~ authority to approve change orders which increase the total cost of the Justice Center Annex project will be set as follows:

Up to ~~\$50,000~~ \$30,000: Administrator/Acting Administrator can approve

~~\$50,001~~ \$30,001 - ~~\$250,000~~ \$100,000: Property Committee can approve

Over ~~\$250,000~~ \$100,000: County Board must approve

WHEREAS, the Administrator/Acting Administrator may approve proceeding with change order items expected to exceed ~~\$50,000~~ \$30,000 under the condition of limiting the total expenses incurred prior to Property Committee or County Board approval to ~~\$50,000~~ \$30,000; and

WHEREAS, the Administrator/Acting Administrator will provide the Property Committee with a monthly update of any change orders.

THEREFORE BE IT RESOLVED that the County Board approves the recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Chairman, County Board Office, State's Attorney, Finance, and the Auditor of this action.

PASSED THIS 27th DAY OF AUGUST, 2025.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman