



GENERAL PROGRESS SUMMARY

Construction hit a three-month milestone this week as crews continued steady progress on the project. Since the previous update, underground plumbing has been wrapped up, the slab-on-grade has been poured, and steel has started going up. With the building now taking shape, this work is expected to continue through mid-January.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	05/01/2026	Underground Plumbing Complete	10/30/2025
PROJECTED COMPLETION	05/01/2026	Slab-On-Grade Poured	11/05/2025

The project is currently progressing on schedule with an anticipated completion date of 05/01/2026.

UPCOMING WORK

NEXT WEEK (11/24/25)	SECOND WEEK (12/01/25)	THIRD WEEK (12/08/25)
- Continue Steel Erection	- Continue Steel Erection	- Continue Steel Erection





P.J. Hoerr, Inc.
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Project: 11219 Tazewell Co. Animal Control Building
 21314 Route 9
 Tremont, Illinois 61568

OAC Meeting Minutes: Meeting #3

Meeting Date Nov 13, 2025 **Meeting Time** 11:00 am - 12:00 pm Central Time (US & Canada)

Meeting Location

Overview The purpose of this meeting is to coordinate between the Owner, Architect, and Contractor.

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Nathan Elliott	EA Architecture & Design. Inc.	P: (309) 663-7111	nathan@ea-ad.net	
Matt Brown	P.J. Hoerr, Inc.	P: 309-688-9567	mattb@pjhoerr.com	
Kyle Eaton	P.J. Hoerr, Inc.	P: 309-688-9567	kyle@pjhoerr.com	
Bryce Reed	P.J. Hoerr, Inc.	P: 309-688-9567	bryce@pjhoerr.com	
John Sutherland	P.J. Hoerr, Inc.	P: 3096889567	john@pjhoerr.com	
Mindy Darcy	Tazewell County		mdarcy@tazewell-il.gov	
Mike Schone	Tazewell County		mschone@tazewell-il.gov	

Safety

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Safety	Kyle Eaton (P.J. Hoerr, Inc.)			Open
Description Proper PPE - Steel Toe Boots - High Vis vest/shirt - Safety Glasses Current Safety Concerns - Objects overhead - be cautious of steel being flown overhead. - Heavy equipment						

Three Week Look Ahead

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	4 - Week Schedule				Open
Description Please see the attached 4 week look ahead:						
Attachments 4-Week Schedule 11-13.pdf						

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFI Log				Open
Description Currently no open RFI's.						

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Submittal Log				Open
Description Please see the attached submittal log:						
Attachments TAC Submittal Log (2).pdf						

Change Management

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Change Orders & Contingency				Open
Description Please see the attached:						
Attachments TAC CO Log.pdf						

Pay Requests

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Pay Application Status				Open
Description Next pay app the week of 12/08						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact P.J. Hoerr, Inc. if there are any discrepancies or questions with the content of these minutes.

Request For Change Order Log

Project Name:

Animal Control Building

Job #: 11219

Original Contract:

\$3,521,023.00

New Contract:

RFCO #	Description	Date Submitted	Proposed Total	Actual Total	Status	CO#
1	Unforeseen Underground Conditions		TBD			
2	Credit for Kennels		\$ (250,000.00)			
3	Generator Credit		\$ (37,500.00)			
4	Floor boxes for Vet Equipment		\$ 3,696.02			
5			\$ -			
6			\$ -			
7			\$ -			
8			\$ -			
9			\$ -			
10			\$ -			
11			\$ -			
12			\$ -			
13			\$ -			
14			\$ -			
15			\$ -			
16			\$ -			
17			\$ -			
18			\$ -			
19			\$ -			
20			\$ -			
21			\$ -			
22			\$ -			
23			\$ -			
24			\$ -			
25			\$ -			
26			\$ -			

Animal Control Facility Project

Reductions and Additions to Project Cost & Contingency Balance

Project #: 2025-P-02
 Resolttuion(s): P-25-07

Responsible Fund:	CIP Fund		Animal Control Fund	
	Adjusted Project Cost	Contingency Balance FY25 & FY26	Adjusted Project Cost	Contingency Balance FY25 & FY26
Total Budget by Fund	3,557,723.46	177,886.17	376,000.00	18,800.00

Credits/Reductions to Project Cost:

Change Order #	Description	CIP Fund Adjusted Project Cost	CIP Fund Contingency Balance FY25 & FY26	Animal Control Fund Adjusted Project Cost	Animal Control Fund Contingency Balance FY25 & FY26
3	Remove the 100kw, 208/120V, 3-phase, Deisel powered generator from our scope of work. The ATS would still be included in our scope of work. - per Matt Brown 9.18.25	(37,500.00)			
2	Credit to project cost for the kennels which will be ordered directly by Tazewell County resulting in a lower overall cost for the project	(250,000.00)			
Total Reductions to Project Cost		(287,500.00)		-	

Change Orders/Additions to Project Cost:

Change Order #	Description	CIP Fund Adjusted Project Cost	CIP Fund Contingency Balance FY25 & FY26	Animal Control Fund Adjusted Project Cost	Animal Control Fund Contingency Balance FY25 & FY26
1	During excavation for building footings, found buried cistern; needs to be removed and backfilled. IMEG recommended solution - PJH & Mike Schone agreed. Cost includes T&M, testing, rock, equipment, flowable backfill. - reported by Matt Brown of PJH 9.11.25	12,000.00	12,000.00		
4	Electrical floor boxes for Vet room	3,696.02	3,696.02		
2	Cost of kennels being ordered directly by Tazewell County at a lower cost; cost not removed from project, just moved from under PJH contract to County directly	250,000.00			
	Cost of Access Controls & related hardware, Security Cameras, Burglar Alarms, Fire Alarms & installation	TBD	TBD		
Total Additions to Project Cost / Reductions to Contingency		265,696.02	15,696.02	-	-

Adjusted Project Cost / Contingency Balance by Fund	3,535,919.48	162,190.15	376,000.00	18,800.00
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