



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554

Tuesday, January 20, 2026 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the December 9, 2025 meeting
- III. Public Comment
- IV. New Business
 - P-26-01 A. Recommend to approve the replacement of the McKenzie Building boiler
 - P-26-02 B. Recommend to approve usage of contingency dollars for the Justice Center Annex
 - P-26-03 C. Recommend to approve usage of contingency dollars for asbestos abatement of the Times Building
 - D. Discussion: Projects Update
- V. Reports and Communications
 - A. Justice Center Annex Project Update
 - B. Animal Control Building Project Update
- 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, December 9, 2025 – 3:30 p.m.

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

Committee Members Absent: Vice Chairman Eric Stahl, Nancy Proehl, Aaron Phillips

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER HARRIS, SECOND BY MEMBER HOPKINS**
to approve the minutes of the November 10, 2025 meeting

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

Public Comment: Tim Baer spoke about his concerns regarding the proposed Ameren Powerline along Route 9. He is requesting that Tazewell County approves installing the poles on the south side of Route 9 in the Tazewell County Farm.

P-25-18 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER HOPKINS** to recommend to approve PJ Hoerr to Serve as Project Manager Over Renovations and Improvements to Existing Buildings

Administrator Darcy provided a presentation to help highlight the process and timeline in which the County and PJ Hoerr would follow to efficiently bid the projects and get them completed. She stated that the Contract with PJ Hoerr as Construction Manager of the Justice Center Annex project includes oversite of renovations of existing buildings. She stated that the projects are expected to be completed between FY25-FY27. She stated that the budget for all projects total \$8,198,132, which includes all materials, labor, charges and fees by PJ Hoerr and sub-contractors. She stated that projects can be removed from the listing and brought in-house at any time.

Administrator Darcy stated that there will be monthly meetings with PJ Hoerr, Facilities Director, and County Administrator to set priorities, timelines, and discuss project specifications, progress, and costs.

Administrator Darcy provided an example of a Subcontractor Project Cost Worksheet Walkthrough document and provided an overview.

Administrator Darcy stated that for any project that is over \$30,000 and at or below the project budget, the project will proceed to contract. She stated that for any project where the total is over \$30,000 and above the approved budget, the

project will be brought to the Property Committee and County Board for approval.

Member Harris stated that we do not have a manpower in our Facilities Department to control and manage all of these projects, therefore, he is in support of this.

Member Hopkins recommended having a system in place so that we have as many qualified local bidders as possible to maximize our savings and support the local economy. He also recommended that we use the same process as the Animal Control building and have the winning bids emailed to the members for their review.

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

P-25-20 MOTION BY MEMBER MINGUS, SECOND BY MEMBER HARRIS to recommend to approve of the Right of Entry Consent Agreement with Ameren Illinois

Community Development Administrator Jackie Workman stated that this was discussed at the June and October meetings. She stated that Ameren has a desire to move these structures off of the Getz Farm and placed on the County's Tremont campus. She stated that this Resolution only approves consent to go on the property and perform a survey and testing of the area and support being open to the structures being placed partially or wholly on the County property.

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

DISCUSSION: Current Project Update

Facilities Maintenance Director Schone provided an overview of current projects.

RECESS Chairman Schneider recessed the meeting at 4:10 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, the County's Property Committee recommends to the County Board to approve the replacement of the McKenzie Building boiler; and

WHEREAS, P.J. Hoerr received bids from subcontractors including Ruyle Mechanical Services, Inc., Diversified Mechanical, Inc., O'Brien Bros., Inc., and Standard Heating & Cooling. Ruyle Mechanical Services, Inc. as subcontractor was deemed the best overall option resulting in a total project cost of \$93,772.74; and

WHEREAS, P.J. Hoerr will oversee this project through our existing relationship with them as construction manager over renovations and property improvements to Tazewell County's existing buildings and properties; and

WHEREAS, the project is funded in the FY26 Capital Improvement Plan Fund with a budget of \$85,000; and

WHEREAS, the County Administrator recommends approving the proposal and is authorized to proceed with the project.

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

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

PASSED THIS 28th DAY OF JANUARY, 2026.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

December 17, 2025

Mindy Darcy
County Administrator / Finance Director
Tazewell County

Re: Proposal
McKenzie Building - Boiler Replacement

Dear Mindy,

Below is the cost for the above referenced project.

Scope

- Remove door/jamb to allow for clearance removing/replacing boiler
- Boiler replacement (see Ruyle proposal)
- Re-install existing door/jamb
- Cleaning by PJ Hoerr

Boiler Replacment							\$	93,772.74		
Labor	Dumpster	Material	Sublet	PM	Procure	Fee	TOTAL			
\$ 1,520.00	\$ -	\$ 200.00	\$ 88,480.00	\$ 984.00	\$ 81.18	\$ 2,507.56	\$ 93,772.74			
<u>16</u> Est. PJH Hrs				<u>8</u> PM Hrs		0.09%		2.75%		

Notable Assumptions/Exclusions:

- This pricing is valid for 30 days.
- The owner will allow access at the facility during normal working hours Monday - Friday.
- This proposal does not include identification, abatement or remediation of any hazardous materials.
- This proposal does not include Performance and Payment Bonding.
- This proposal does not include sales tax.
- Builders Risk Provided by Owner.
- Excludes temporary heating, insulation, & boiler chemical
- Excludes Entec controls

If you have any questions about the above information do not hesitate to contact our office.

Sincerely,

Charlie Waibel
P. J. Hoerr, Inc.

PROPOSAL

DATE:

QUOTE NO.:

PREPARED FOR:

JOB:

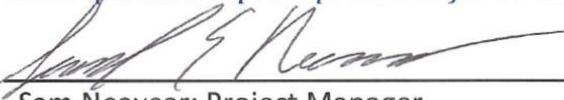
LOCATION:

SCOPE:

TOTAL PRICE:

Items quoted are price-protected for 30 days.

PREPARED BY:


Sam Neavear; Project Manager

PHONE NO.: (309) 674-6644
(309) 210-4009 mobile

EMAIL: sneavear@ruylecorp.com

Thank You!

We appreciate the opportunity to serve your needs.

ACCEPTANCE OF PROPOSAL – The prices, specifications and conditions within this quote are satisfactory and are hereby accepted. Ruyle is authorized to do the work as specified. Payment will be made as outlined.

Date of Acceptance: _____

Signature: _____

Print Name: _____



Confidentiality Notice:

This document contains information that may be confidential and privileged. You may not use, copy or disclose the information contained herein to anyone without authorization from an agent of Ruyle Mechanical Services Inc.

SCOPE OF WORK AND BENEFITS

- Remove Cleaver Brooks Boiler with failed heat exchanger
- Supply and install new Cleaver Brooks CFC-E 1500
- Supply and install Flue adapter fitting
- Reconnect existing power supply
- Reuse existing pump
- Reconnect control wires
- Supply and install new check valve
- Start-up and check operation
- Provide end user training
- Isolate and drain Hydronic loop
- Remove existing triple duty valves and replace with New American Wheatley globe style triple duty valve (Typical of 2)
- Supply and install new 6" butterfly valves downstream of triple duty valves for redundant isolation
- Fill system and check operation (bleed air if necessary)

Control company must be present to commission remote control.

Exclusions:

- Temporary heating
- Insulation
- Boiler chemical



Diversified Mechanical Inc

329 N. Western
Peoria IL, 61604
Email: dmimikeb@gmail.com
Office: 309-633-1313
Cell: 309-208-6938
Fax: 309-637-4263

Customer

PJ Hoerr

Peoria, IL

Estimate

Number **10407**

Date **Dec 16, 2025**

Job Number

Terms

Estimate

Prepared By

Michael S. Birch

Good Through

Jan 16, 2026

Project

*McKenzie Building
Boiler Replacement
With Bad Heat Excanger*

Qty	Description	Unit	Ext
1	<p>Scope Of Work</p> <ul style="list-style-type: none"> - Remove boiler with bad heat exchanger - Set new Cleaver Brooks CFC-E 1500 in the existing place - Supply and install flue adaptor fitting - Connect existing electrical to boiler - Reconnect control wiring - Reuse existing pump - Supply and install new check valve - Start up and check operation - Valve off and drain hydronic loop - Remove existing triple duty valves and replace them with new American Wheatley globe style triple duty valves - Install new 6' butterfly valves downstream of triple duty valves for redundancy - Fill system and verify operation of system - Bleed air if necessary 		\$98,312.00

Please Note:

Control company will ned to be onsite during start up

1	Does Not Include	\$0.00	\$0.00
	Premium Time		
	Chemicals for the boiler system		
	Insulation		
	Temporary heating		
	Any other repairs to the system		

Total **\$98,312.00**

Signature

I have authority to order the work outlined above which has been satisfactorily completed. Customer agrees to pay all reasonable finance charges, attorney fees and court cost and/or collection fees, if customer does not pay in full for said goods and services



P.O. Box 1164
Peoria, IL 61653-1164

December 11, 2025

Charlie Waibel
PJ Hoerr
107 N. Commerce Place
Peoria, Illinois 61604

RE: McKenzie Boiler Replacement

O'Brien Bros., Inc. proposes to provide and install a new boiler per our site visit on 12/5/25.

SCOPE OF WORK:

- Demo existing boiler 2 and remove from site.
- Provide and install a CFC1500 Clever Brooks Boiler, includes owner training.
- Provide and install all electrical and control wiring as needed, includes integration.
- Provide and install all sheetmetal and piping connections.
- Provide and install 2 new 6" TDVs.
- Building maintenance staff to drain system and isolate as needed for installation.

Total	-	\$145,000.00
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Excludes taxes, permits, overtime, and anything not specifically mentioned above.

Sincerely,

Brandon Taylor

.....
309-648-6104 Cell
309-676-7688 office
brandon@obrienbrosinc.com



Standard Heating & Cooling

906 S.W. ADAMS - PEORIA, ILLINOIS 61602

PEO. PH: 309-671-5417 - FAX: 309-671-5405 - PEKIN PH: 309-353-3047

**RESIDENTIAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL**

24 HOUR EMERGENCY SERVICE

AN EQUAL OPPORTUNITY EMPLOYER

PJ Hoerr

December 16, 2025

Re: McKenzie Boiler Replacement
Est.# BE253420

We propose to furnish labor and materials to remove and replace the boiler with the bad heat exchanger.

Included in our proposal are the following items;

- Demolition of existing boiler
- Furnish and install new Cleaver Brooks Boiler
- Reconnect to existing hot water supply and return piping
- Reconnect to existing power and control wiring
- Reconnect to existing gas piping
- Furnish and install flue piping required to reconnect to the existing flue breech
- Reuse existing pumps
- Furnish and install new check valve
- Furnish and install new triple duty valve
- Install new 6" butterfly valve
- Bleed system
- Start up system

For the sum of \$147,123.00

Note not included changes to controls system, chemicals for boilers, abatement, Insulation, temporary heating, repairs not listed, permits, test and balancing.

Terms and Conditions

Total amount due upon completion. A finance charge of 1.5% per month may be charged for all amounts not paid within 30 days of the invoice date.

This proposal is valid for 30 days.

Optional financing options must be arranged prior to installation.

ACCEPTED: _____

DATE: _____

PREPARED BY:

Britt Ewalt
Vice President

SETTING THE STANDARD IN COMFORT SINCE 1939

RESOLUTION

WHEREAS, the County Administrator recommends to the Property Committee to approve the use of project contingency funds for the Justice Center Annex project; and

WHEREAS, on August 27, 2025, the County Board approved Resolution P-25-14 which specified change orders between \$30,001-\$100,000 would be approved by the Property Committee and would not require County Board approval; and

WHEREAS, the attached documentation outlines a change order from PJ Hoerr in the amount of \$35,506.29 for structural steel framing and elevator shaft modifications.

THEREFORE BE IT RESOLVED that the Property Committee approves the recommendation.

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

PASSED THIS 28th DAY OF JANUARY, 2026.

ATTEST:

Tazewell County Clerk

Property Committee Chairman

Owner's Contingency Authorization

PR: 4

PR Date: January 12, 2026

Project: Tazewell County New Justice Center Annex

Project #: 11190

Description of Changes:

This OCA includes the modifications made in both PR 2 and PR 3.

Cost Detail:

Total General Condition & Trade Costs: \$ 34,556.00

2.75% PJ Hoerr Fee: \$ 950.29

Total RFCO: \$ 35,506.29

Submitted by:

~~✓~~ - Matt Brown
P.J. Hoerr, Inc.

1-12-26

RESOLUTION

WHEREAS, the County Administrator recommends to the Property Committee to approve the use of Justice Center Annex project contingency funds for the asbestos abatement of the Times Building; and

WHEREAS, on August 27, 2025, the County Board approved Resolution P-25-14 which specified change orders between \$30,001-\$100,000 would be approved by the Property Committee and would not require County Board approval; and

WHEREAS, the attached documentation outlines a change order from PJ Hoerr in the amount of \$32,598.25 for asbestos abatement of the Times Building prior to demolition.

THEREFORE BE IT RESOLVED that the Property Committee approves the recommendation.

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

PASSED THIS 28th DAY OF JANUARY, 2026.

ATTEST:

Tazewell County Clerk

Property Committee Chairman

Owner's Contingency Change

PR: 2

PR Date: September 18, 2025

Project: Tazewell County New Justice Center Annex

Project #: 11190

Description of Changes:

This Owner's Contingency Request is for the asbestos removal in the Times Building.

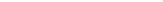
Cost Detail:

Total General Condition & Trade Costs: \$ 31,725.79

2.75% PJ Hoerr Fee: \$ 872.46

Total RFCO: \$ 32,598.25

Submitted by:



9-18-25

Date

Facilities Projects Update

January 13, 2026

Building	Project	Status	Update
Downtown Buildings	Grounds Improvements for Bi-Centennial	Ongoing	There is a plan to do grounds and landscape improvements in preparation for the Bi-Centennial. Further discussions are needed in determining the scope and budgets.
Courthouse	Windows Replacement	Ongoing	There is a plan to do grounds and landscape improvements in preparation for the Bi-Centennial. Further discussions are needed in determining the scope and budgets.
Courthouse	Flooring Replacement	Ongoing	No change- Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority
Courthouse	Painting/Plaster Repair	Ongoing	No change- Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority
Courthouse	Landscaping	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority
Courthouse	Restrooms Remodel	Ongoing	No change- Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority
Courthouse	Re-Keying Doors	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority
Courthouse	Concrete	Ongoing	We have received price proposals and are reviewing to assure we are addressing all areas and repair needs. We anticipate work to begin in the spring of FY26
Courthouse	Replace Circuit Clerks Counters	Ongoing	Working with PJ Hoerr. Have had initial meetings in determining styles and materials to be used in the design process. Contractors are working to complete the design and provide final pricing.

Facilities Projects Update

January 13, 2026

Building	Project	Status	Update
Courthouse	Phase 2 Electrical Upgrades	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority
Courthouse	Resurface/Replace Exterior Stairs	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority and obtaining pricing
Health Dept. - Pekin	Negative Pressure Isolation Rooms	Ongoing	No Change We have had discussion with an HVAC contractor in determining all necessary components to complete the upgrades and waiting on further system requirements. This will need to be placed out for bid proposals. We intend to move forward on this project once the new HVAC system is balanced and operating as required.
Health Dept. - Pekin	Landscaping/ Sodding	Ongoing	Anticipate final pricing and completion FY26
Health Dept. - Pekin	Parking lot Resealing	Ongoing	No Change: 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. We had worked on the statement of work for requesting bid proposals for milling and resurfacing the asphalt areas. To be placed out for bids FY26
Justice Center	Replace Flooring	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. Walked all areas the week of 1/12/26 for PJ review
Justice Center	Update Plumbing Controls	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. Walked all areas the week of 1/12/26 for PJ review
Justice Center	Repair Shower Walls	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. Walked all areas the week of 1/12/26 for PJ review
Justice Center	Repair Community Room Desk Veneer and new chairs	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. Walked all areas the week of 1/12/26 for PJ review
Justice Center	Roofing	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. Walked all areas the week of 1/12/26 for PJ review

Facilities Projects Update

January 13, 2026

Building	Project	Status	Update
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.
McKenzie	Flooring	Ongoing	No Change- Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building. Drawings and room sizes have been provided and waiting on pricing proposals from PJ.
McKenzie	Heating Boiler	Ongoing	No Change- Met with PJ Hoerr this past week and provided information we had previously obtained so they can move forward with price proposals. We will need to add replacement of a pump and valve to the project scope.
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
McKenzie	Repair Exterior Walls	Ongoing	No Change- Contractors have completed all stone work on the building that can be completed. We identified additional stones that are in need of replacement and obtained pricing approval for the additional stone work. We are waiting on delivery of the stone.
McKenzie	Roof Replacement	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority.
McKenzie	Electrical upgrade and lighting replacement	Ongoing	Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. An initial bid package has been established and working through specifics of the project requirements
Emergency Management Building	Paint Interior and Replace Front Doors	Ongoing	Replace Doors- Grawey's Glass completed the installation work for the doors and windows. Paint- . We have contacted additional contractors for pricing and plan confer with PJ with other paint projects they have planned. Anticipate this to be completed FY 26

Facilities Projects Update

January 13, 2026

Building	Project	Status	Update
Other	New Maintenance Management Software	Ongoing	Work in progress. We have implemented the program and pushed it out to all departments to assign their "requesters" that will be assigned as the individuals that will make work request for any work of repairs necessary within the department or building areas
Animal Control	New Building Site Activities	Ongoing	Refer to project report provided by PJ Hoerr
New Justice Center Annex	Site Activities	Ongoing	Refer to project report provided by PJ Hoerr



GENERAL PROGRESS SUMMARY

Construction officially reaches the five-month mark this month, with crews continuing work on the masonry shafts and interior footings. Masonry operations will continue along the south side of the building, followed by construction of the center masonry shaft. In addition, crews are expected to wrap up the south foundation wall next week, marking another major step forward in the project's progress.

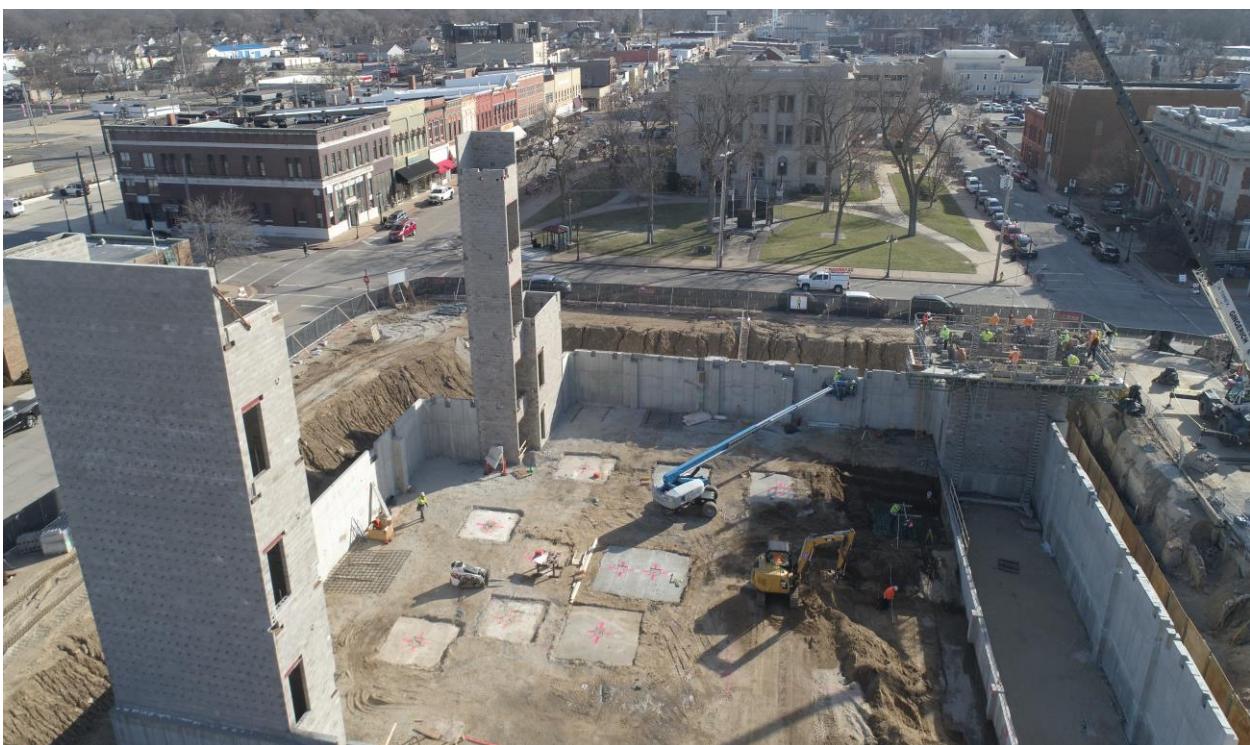
SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	05/24/2027	North Masonry Shafts Complete	01/02/2026
PROJECTED COMPLETION	05/24/2027	Interior Footings	01/16/2026

The project is currently progressing on schedule with an anticipated completion date of 05/24/2027

UPCOMING WORK

NEXT WEEK (01/19/2026)	SECOND WEEK (01/26/2026)	THIRD WEEK (02/02/2026)
<ul style="list-style-type: none">- Interior Foundations- South Masonry Shafts- Finish South Foundation Wall	<ul style="list-style-type: none">- Continue South Masonry Shafts- Begin Center Masonry Shaft	<ul style="list-style-type: none">- Continue Center Masonry Shaft- Begin Building Pad Subbase





GENERAL PROGRESS SUMMARY

This week marks four months since the start of construction. Crews are putting the finishing touches on the buildings roofing and insulation, with work expected to continue into early next week. Once complete, the project will transition into interior masonry and mechanical rough in's, keeping progress moving steadily forward.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	05/01/2026	West Masonry Knee Wall	11/12/2025
PROJECTED COMPLETION	05/01/2026	PEMB Erection	1/19/2026

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

UPCOMING WORK

NEXT WEEK (01/19/26)	SECOND WEEK (01/26/26)	THIRD WEEK (02/02/26)
<ul style="list-style-type: none">- Building Interior Insulation- Begin Interior Masonry- In-Wall MEP Rough-in's- Rough-in Mechanical Room	<ul style="list-style-type: none">- Continue Interior Masonry- Paint East Corridor- Overhead MEP Rough-in's Begin- Begin Framing Interior Walls	<ul style="list-style-type: none">- Continue Interior Masonry- Install Operable Windows- Overhead MEP Rough-in's Continue

