



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, February 17, 2026 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the January 20, 2026 meeting
- III. Public Comment
- IV. New Business
 - P-26-04 A. Recommend to approve the replacement of a McKenzie Building boiler
 - B. Discussion: Projects Update
- V. Reports and Communications
 - A. Justice Center Annex Project Update Including Contingency Spent to Date
 - B. Animal Control Building Project Update Including Contingency Spent to Date
- 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

Minutes pending committee approval



Property Committee Meeting

James Carius Community Room

Tuesday, January 20, 2026 – 3:30 p.m.

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

Committee Members Absent: Nancy Proehl, Aaron Phillips

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER SCHMIDGALL** to approve the minutes of the December 9, 2025 meeting

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

P-26-01 **MOTION BY MEMBER STAHL, SECOND BY MEMBER SCHMIDGALL** to recommend to approve the replacement of the McKenzie Building boiler

Administrator Darcy explained that the item is before the committee because of the previously approved agreement naming PJ Hoerr as project manager. She noted that PJ Hoerr received four bids for the work and selected the lowest bidder. The total project cost is \$93,772.74, exceeding the original \$85,000 budget.

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

P-26-02 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER JOESTING** to recommend to approve usage of contingency dollars for the Justice Center Annex

Administrator Darcy stated since this is between \$30,001-\$100,000, it will only need to be approved by Property Committee and will not require County Board approval. She stated that this is for a change order from PJ Hoerr in the amount of \$35,506.29 for structural steel framing and elevator shaft modifications.

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

P-26-03 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER SCHMIDGALL** to recommend to approve usage of contingency dollars for asbestos abatement of the Times Building

Administrator Darcy stated that when we purchased the Times Building we knew there was asbestos in it. She stated that prior to tearing it down, the building had

to be remediated.

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

DISCUSSION: Current Project Update

Facilities Maintenance Director Schone provided an overview of current projects.

Member Harris questioned whether the guaranteed maximum price for the new Justice Center Annex included the owner's contingency of 2.5%. Administrator Darcy stated that included in the project is \$890,386.00 in contingency.

RECESS Chairman Schneider recessed the meeting at 3:40 p.m.

(transcribed by S. Gullette)

DRAFT

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 a McKenzie Building boiler as an emergency purchase; and

WHEREAS, the emergency need is to procure a second boiler for the McKenzie Building which provides heat to both the McKenzie and Courthouse buildings; and

WHEREAS, there is an immediate need to purchase a second boiler for the McKenzie Building due to the imminent failure of the remaining boiler. A minimum of two working boilers is needed to ensure the buildings can be properly heated; and

WHEREAS, P.J. Hoerr obtained a quote from Ruyle Mechanical Services for a second boiler at a total project cost of \$76,101.60 which represents a savings on the cost of the boiler, installation and related project costs. Ruyle Mechanical Services was awarded a contract for the purchase of a boiler for the McKenzie Building on January 28, 2026 (P-26-01) prior to the failure of the second boiler; 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, due to this being an unplanned project, contingency dollars are being requested through a budget transfer from the General Fund - Contingency line (100-610-5999) to the General Fund - Miscellaneous Equipment line (100-630-5557); 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 25th DAY OF FEBRUARY, 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

February 4, 2026

Mindy Darcy
 County Administrator / Finance Director
 Tazewell County

Re: Proposal
 McKenzie Building - Additional Boiler Replacement

Dear Mindy,

Below is the cost for the above referenced project.

Scope

- 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
- Start-up and check operation
- Provide end user training
- Cleaning by PJ Hoerr

Additional Boiler Replacement (Boiler 3)	\$ 76,101.60
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Labor	Dumpster	Material	Sublet	PM	Procure	Fee	TOTAL
\$ -	\$ -	\$ -	\$ 74,000.00	\$ -	\$ 66.60	\$ 2,035.00	\$ 76,101.60
<u>Q</u> Est. PJH Hrs				<u>Q</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: 1/30/26

QUOTE NO.: 01302026

PREPARED FOR: Tazewell County Illinois
Attn: Mark Chism
342 Court St.
Pekin, IL 61554

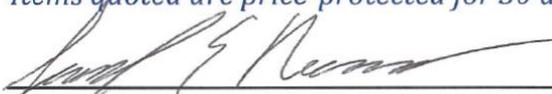
JOB: Replace Cleaver Brooks Boiler

LOCATION: McKenzie Building

SCOPE: See Attached

TOTAL PRICE: \$74,000.00

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
- Start-up and check operation
- Provide end user training

Control company must be present to commission remote control.

Exclusions:

- Temporary heating
- Insulation
- Boiler chemical

Facilities Projects Update

February 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. We have had initial evaluation meeting in determining scheduling of priority. We have also consulted with a landscape contractor in determining best practice and design/installation timelines. Further discussions are needed in determining the scope and budgets.
Courthouse	Windows Replacement	Ongoing	No change -Existing drawing with details have been provided to PJ Hoerr for review before submitting to A&E in preparation for generating a bid package
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	We have had initial evaluation meeting in determining scheduling of priority. We have also consulted with a landscape contractor in determining best practice and design/installation timelines.
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	We conducted a call with a lock contractor to discuss what we current have for door keying controls and what we are wanting for keying and a key control system Working with PJ Hoerr
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 numerous meetings in determining styles and materials to be used in the design process. Contractors have completed the design and provided final pricing. Current Resolution for approval.

Facilities Projects Update

February 13, 2026

Building	Project	Status	Update
Courthouse	Phase 2 Electrical Upgrades	Ongoing	No change -Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority
Courthouse	Resurface/Replace Exterior Stairs	Ongoing	No change --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.
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
	Replace Flooring	Ongoing	No change -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	Replace 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. Follow up meeting with a contract plumbing supplier on 2/12/26 to review a control system.
Justice Center	Repair Shower Walls	Ongoing	No change -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	No change -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	No change -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

February 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	The new boiler has been ordered and waiting on delivery and scheduling of the contractor. We have since lost the remaining boilers and have been able to make temporary repairs to maintain operations. A request to add an additional boiler to the project is a current resolution for approval.
McKenzie	Painting/Walls	Ongoing	No Change- Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building
McKenzie	Re-key Doors	Ongoing	We conducted a call with a lock contractor to discuss what we current have for door keying controls and what we are wanting for keying and a key control system Working with PJ Hoerr
McKenzie	Repair Exterior Walls	Ongoing	Contractors have returned to the sight to begin the additional stone work not completed FY25. They intend to work as the weather allots for productive activities.
McKenzie	Roof Replacement	Ongoing	No Change- Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority.
McKenzie	Electrical upgrade and lighting replacement	Ongoing	No Change- Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. An intial bid package has been established and working through specifics of the project requirements
Emergency Management Building	Paint Interior and Replace Front Doors	Ongoing	No Change- Paint- . We have contacted additional contractors for pricing. We intend to consult with PJ with other paint projects they have planned. Anticipate this to be completed FY 26

Facilities Projects Update

February 13, 2026

Building	Project	Status	Update
Other	New Maintenance Management Software	Ongoing	Work progress continues. 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. The implementation has been taken well and staff are learning the process.
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 continues into the sixth month, with crews progressing on the masonry shafts. Structural steel erection is anticipated to begin mid-March following completion of the masonry shafts.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	05/24/2027	Interior Foundations Complete	01/17/2026
PROJECTED COMPLETION	05/24/2027	South Foundation Wall Complete	01/23/2026

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

UPCOMING WORK

NEXT WEEK (02/16/26)	SECOND WEEK (02/23/2026)	THIRD WEEK (03/02/2026)
- Continue south masonry shafts	- Continue south masonry shafts - Begin center masonry shaft - Center masonry shaft MEP rough-in	- Continue center masonry shaft - Continue MEP rough-in in center masonry shaft - Building pad subbase



Project Name: **Tazewell County Justice Center Annex Project**
 Report: **Owner's Contingency Spent To Date**
 Date: February 12, 2026
 Fund Project is Budgeted In: CIP Fund

Owner's Contingency on Project (2.5%): \$ 890,386.00

Change Order Date:	Description:	Estimate or Final	Cost:	Notes
9.10.25	PR#1 - City of Pekin project review comments	Final	5,831.06	relocate fire hydrant & NE corner of site; adjmt to parking curbs in main lot & along Elizabeth St; adjmt to light duty pavement & sidewalk; catch basin location adjmts; elevation modification to civil plans; addition of UL924 emergency relays in lighting pkg; emergency lighting modifications
9.18.25	Asbestos removal @ Times Building	Final	32,598.25	removal of asbestos from Times Bldg prior to demolition
9.26.25	PR #2 Structural Steel Framing Modification - COMBINED WITH PR #3 BELOW	Final	35,506.29	added Pier 4 details for concrete pier; adjusted East foundation wall location; changed multiple pier types from P1 to P4; modified dimensions; increased beam sizes on NE section of bldg w/ dimensional changes; increased bar sizing in wall sections
10.1.25	PR #3 Elevator Shaft Adjustments - COMBINED WITH PR #2 ABOVE			changing wall types in front of elevator at entry pt to accommodate elevator requirements; dimensional changes; modification to the size of CMU elevator shafts; changing of elevator concrete shaft walls
10.16.25	PR #4 Relocation of wall between rooms BC03 & BB46	Final	no cost	dimensional adjustment to make facilities mgmt office larger and Probation Director's office smaller - slightly adjusts flooring, ceilings & walls
11.19.25	PR #5 Electrical VE (Credit Change) - VE reduction of \$120,480	Final	N/A	VE this will not be added back into contingency since it is a VE item. This cost reduction is already included in the contract price as we committed to the VE items that would result in this reduction already

Change Order Date:	Description:	Estimate or Final	Cost:	Notes
11.19.25	PR #6 Stair Shaft 5 Adjustments	PENDING	TBD	adjusting wall of stair shaft by a few inches; thinking no cost adjustment
12.15.25	PR #7 Mechanical VE Changes	PENDING	N/A	CREDIT - to include electrical, framing, steel, dry wall changes. VE items agreed to by the County
1.7.26	PR #8 Architectural VE	PENDING	N/A	CREDIT due ot architectural VE times agreed to by the County.
1.9.26	PR #9 Mechanical Coordination	PENDING	TBD	
TBD	PR #10 Architectural Coordination	PENDING	TBD	
11.19.25	PR #12 RPZ from 6" to 8"	Final	8,579.63	change in size of RPZ fixtures - fm 6" to 8"; RPZ = Reduced Pressure Zone
Total Contingency Spent to Date:			\$ 82,515.23	
ESTIMATED Remaining Contingency on Project:			\$ 807,870.77	

PR = pricing request which can adjust cost up, down, or no change; can be the result of revised drawings

Project Name: **Tazewell County Justice Center Annex Project**
 Report: **Contractor's Contingency Spent To Date**
 Date: February 12, 2026
 Fund Project is Budgeted In: CIP Fund

Owner's Contingency on Project (2.5%): \$ 890,386.00

Change Order Date:	Description:	Estimate or Final	Cost:
10.1.25	shoring up the wall along Elizabeth Street	complete	42,268.43
11.17.25	authorization of OT work for concrete, masonry, and steel erection work on the JCA to keep project on track as we head into the winter months - minimize weather delay losses and temporary heating costs for cold weather masonry and concrete work	ESTIMATE	50,000.00
1.12.26	additional shoring of Elizabeth Street	complete	4,673.00
1.29.26	additional funding needed to cover permit requirements through City of Pekin	complete	1,589.00

Total Contingency Spent to Date: \$ 98,530.43

Remaining Contingency on Project: \$ 791,855.57



GENERAL PROGRESS SUMMARY

January marked a major milestone with the completion of the pre-engineered metal building. Interior work is now well underway, including interior masonry and in-wall and overhead MEP rough-in's. Over the coming months, crews will continue progressing with metal stud framing, hanging and finishing drywall, and completion of the remaining interior finishes.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	05/01/2026	PEMB Complete	01/30/2026
PROJECTED COMPLETION	05/01/2026	East Masonry Walls Complete	02/06/2026

The project is currently progressing on schedule with an anticipated completion date of 04/01/2026.

UPCOMING WORK

NEXT WEEK (02/16/26)	SECOND WEEK (02/23/26)	THIRD WEEK (03/02/26)
<ul style="list-style-type: none"> - Continue interior masonry in the West Half. - Interior stud framing - Continue MEP Rough-in's - Install operable windows 	<ul style="list-style-type: none"> - Finish masonry in the West half - Continue MEP Rough-in's - Hang/Finish Drywall 	<ul style="list-style-type: none"> - Continue hanging/finishing drywall - Hang interior doors - Install vestibule doors



Animal Control Facility Project

Reductions and Additions to Project Cost & Contingency Balance

Project #: 2025-P-02
 Resoltuion(s): P-25-07
 Date: 2.12.26

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	Adjusted Project Cost	Contingency Balance FY25 & FY26
3	PJH providing a credit for use of County-owned generator vs. purchasing a new generator - 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	Adjusted Project Cost	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	9,816.99	9,816.99
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 directy	250,000.00	
4	security hardware related to the above & also to general door hardware requirements & their upcharge - CO #4	6,589.91	6,589.91
5	Electrical floor boxes for Vet room	3,696.02	3,696.02
6	Costs for low voltage rough ins	9,610.00	9,610.00
	Cost of Access Controls & related hardware, Security Cameras, Burglar Alarms, Fire Alarms & installation - County Cost	TBD	TBD
Total Additions to Project Cost / Reductions to Contingency		279,712.92	29,712.92

Responsible Fund:

<u>CIP Fund</u>		<u>Animal Control Fund</u>	
<u>Adjusted Project Cost</u>	<u>Contingency Balance FY25 & FY26</u>	<u>Adjusted Project Cost</u>	<u>Contingency Balance FY25 & FY26</u>

Adjusted Project Cost

3,549,936.38

376,000.00

Remaining Contingency Balance by Fund

148,173.25

18,800.00

Amount (Over) Under Project Budget

7,787.08

-

Use of Animal Control Fund Project Budget:

IN BUDGET \$45,000: Furniture

TBD

IN BUDGET \$33,000: Outdoor Dog Containment
Equipment

TBD

IN BUDGET \$150k: Addt'l Kennels Cost Project
Allowance - cost over \$250k, freight & assembly

150,000.00

IN BUDGET \$145k Remaining AC Fund Contribution:

* Kennel costs over CIP \$250k & AC \$150k, plus
freight & assembly

25,391.68

Remaining Animal Control Fund Project Budget

200,608.32