



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, May 19, 2026 – 3:30 p.m.

I. Roll Call

II. Approve the minutes of the April 21, 2026 meeting and April 29, 2026 in-place meeting

III. Public Comment

IV. New Business

P-26-14 A. Recommend to Approve Re-Keying Project at the McKenzie Building

P-26-15 B. Recommend to Approve Re-Keying Project at the Courthouse

C. 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

C. Capital Improvement Plan Costs for Projects with PJ Hoerr as Project Manager

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, April 21, 2026 – 3:30 p.m.

Committee Members Present: Vice Chairman Stahl, Jon Hopkins, Nancy Proehl,
Mike Harris, Kim Joesting, Dave Mingus

Committee Members Absent: Chairman Max Schneider, Eric Schmidgall

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER HOPKINS**
to approve the minutes of the March 18, 2026 meeting

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

P-26-10 **MOTION BY MEMBER HOPKINS, SECOND BY MEMBER PROEHL** to
recommend to Approve Bid for Landscaping at the Downtown Pekin
Campus

Administrator Mindy Darcy stated that four bids were received and they are recommending that they move forward with Chamber & Sons Landscaping.

Member Harris questioned what the total cost of the project is. Administrator Darcy stated that the total cost for the option she is putting forward is \$203,206.54.

Member Harris voiced his concerns regarding the recent spending of the CIP funds.

Administrator Darcy stated that the packet contains a report that outlines that all projects that have been quoted or completed through PJ Hoerr are under budget by \$463,000.

Member Proehl stated that she does not feel comfortable with this type of expense.

Administrator Darcy stated that the landscaping for the new Justice Center Annex is within the \$44,000,000 budget. She stated that one of the reasons for wanting to get the rest of the downtown campus landscaping done at one time is that we have the Bicentennial coming up.

Member Hopkins questioned who would care for the landscaping long term. Administrator Darcy stated that the maintenance department would maintain the landscaping long term.

Member Stahl voiced his concerns regarding the cost of this project.

Member Crawford expressed concerns regarding the cost of the project. He stated that while he would like the property to be beautiful, with appropriate lighting and landscaping, he also wants to ensure the County Board does not face public criticism for excessive spending.

Member Joesting questioned if this could be tabled until we get some pricing breakdowns.

Member Stahl agreed and stated that he would welcome someone from Chamber & Sons to come to the board meeting to answer questions.

Member Proehl stated that she believes they are being hit with this too quickly and she had no idea this was even a plan.

Administrator Darcy stated that the project was included in the approved Capital Plan budget. She noted that no specific dollar amount was allocated to the landscaping component at the time, as there was insufficient information to accurately estimate the cost.

Member Harris called for the question.

MOTION BY MEMBER JOESTING, SECOND BY MEMBER MINGUS to table P-26-10 until the April 29, 2026 County Board Meeting

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

P-26-12 MOTION BY MEMBER MINGUS, SECOND BY MEMBER HOPKINS to recommend to Approve McKenzie Building Roller Shades

Administrator Darcy stated that two bids were received and it came in over budget. She stated that they are putting forward the bid from David Blinds as the lowest responsible bidder for a total project cost of \$84,503.73.

Member Harris questioned what the budgeted amount was and Administrator Darcy stated \$54,000.

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

DISCUSSION: Placement of Medal of Honor Monument

Administrator Darcy provided several photographs of options of where the Medal of Honor Monument could be placed.

County Clerk John Ackerman stated that the Historical Preservation Committee recommended placing the monument by the generator by the State's Attorney's Office. He stated that there is an agreement that we would not alter the current Veteran's Memorial so he did not think that location would be appropriate.

County Clerk Ackerman stated that it has to be located on the courthouse lawn or courthouse grounds.

DISCUSSION: Current Project Update

Facilities Maintenance Director Schone provided an overview of current projects.

DISCUSSION: Justice Center Annex and Animal Control Building Project Updates Including Contingency Spent to Date

Administrator Darcy stated that the standard monthly reports were included in the packets.

Administrator Darcy stated that this project is in the final stages. She stated that they are expecting to have a grand opening on Thursday, May 28th at 3:00 p.m. She stated that furniture is coming in next week, they are finishing up floors, the generator is being installed, and the ring road and parking areas are being paved.

DISCUSSION: Capital Improvement Plan Costs for Projects with PJ Hoerr as Project Manager

Administrator Darcy provided an overview of the Capital Improvement Plan projects with PJ Hoerr as the project manager.

RECESS Vice Chairman Stahl recessed the meeting at 4:38 p.m.

(transcribed by S. Gullette)

Minutes pending committee approval



In-Place Property Committee Meeting

James Carius Community Room
Wednesday, April 29, 2026 – 6:18 p.m.

Committee Members Present: Jon Hopkins, Nancy Proehl, Mike Harris, Kim Joesting, Dave Mingus, Eric Schmidgall

Committee Members Absent: Chairman Max Schneider, Vice Chairman Eric Stahl

Others Attending: Mindy Darcy, County Administrator

P-26-10 MOTION BY MEMBER SCHMIDGALL, SECOND BY MEMBER JOESTING to recommend to Approve Bid for Landscaping at the Downtown Pekin Campus

Administrator Mindy Darcy stated that four bids were received, and they are recommending that they move forward with Chamber & Sons Landscaping. She also presented the committee with a detailed cost breakdown for all landscaping locations, comparing trap rock options with mulch-trap rock hybrid alternatives.

Members Crawford and Proehl voiced their support of this project after receiving the cost breakdown.

On voice vote, **MOTION CARRIED**

Member Mingus noted nay

RECESS Member Harris recessed the meeting at 6:27 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 re-keying project at the McKenzie Building; and

WHEREAS, P.J. Hoerr received one bid in the amount of \$35,265.00 from S & S Builders Hardware Co. for the door hardware, keys and cylinders needed for the project. P.J. Hoerr is recommending S & S Builders Hardware Co., as they are the County's current door hardware, key and cylinder provider with no other local provider options for this trusted service; and

WHEREAS, the total cost of the project is \$63,036.51 (\$35,265.00/materials and \$27,771.51/labor & fees); 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 \$32,000.00; and

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

THEREFORE BE IT RESOLVED that the County Board approve the re-keying project at the McKenzie Building.

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

PASSED THIS 27th DAY OF MAY, 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

April 28, 2026

Mindy Darcy
 County Administrator / Finance Director
 Tazewell County

Re:
 McKenzie - Re-keying, Door Hardware, and Cylinders

Dear Mindy,

Below is the cost for the above referenced project.

Scope

- Lot of door hardware and accessories to rekey the Mckenzie Building
- Includes Schlage large format interchangeable core key system
- Includes Primus high-security cores and keys
- Labor and material allowance of **\$20,650** performed on a T&M basis included in this quote
- Any unused funds for labor and material allowance will be credited back to the County

Mckenzie - Re-keying, Door Hardware, and Cylinders	\$ 63,036.51
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Labor & Material Allowance	Sublet	PM/Super	GL/Procore	Fee	TOTAL
\$ 20,650.00	\$ 35,265.00	\$ 4,820.00	\$ 117.55	\$ 1,683.96	\$ 63,036.51
175 Est. PJH Hrs.		40 Hrs	0.20%	2.75%	

Notable Assumptions:

- This pricing is valid for 30 days.
- The owner will allow access at the facility during normal working hours Monday - Friday.
- Assumes County Maintenance Department will assist with replacing hardware
- 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.

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

Sincerely,

Charlie Waibel
 P. J. Hoerr, Inc.



S & S BUILDERS HARDWARE CO.

917 W. Pioneer Parkway, Peoria, IL 61615 ■ P.O. Box 3678, Peoria, IL 61612-3678
Phone 309/692-0828 FAX 309/693-0873

April 16, 2026

Proposal

RE: Tazewell County Rekey – Courthouse & McKenzie Bldg.

We propose to furnish the following materials only:

Door Hardware, Keys, and Cylinders

Courthouse:

- 1 – Lot door hardware and accessories to rekey the Courthouse
 - Includes Schlage large format interchangeable core key system
 - Includes Primus high-security cores and keys

Total \$47,585.00

McKenzie Bldg.:

- 1 – Lot door hardware and accessories to rekey the McKenzie Bldg.
 - Includes Schlage large format interchangeable core key system
 - Includes Primus high-security cores and keys

Total \$35,265.00

Exclusions

1. Installation and labor.
2. Modifications to existing doors, frames, and hardware.

Notes:

1. Included in quote is 4 control keys, 50 master keys, and 100 change keys total, the cost of which is split between the buildings. If only one building is done, the cost of that building would likely increase. Cost to will vary based on required keys.
2. Prices may vary based on specific requirements.
3. Materials tailgate delivered to jobsite. Unloading and installation by others.
4. Sales tax not included. Add 9% if applicable.
5. Terms: Net, 30 days, no retainage.
6. Quoted price subject to change based on current economic conditions and vendor pricing.

Contact: Nick Summers

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 re-keying project at the Courthouse; and

WHEREAS, P.J. Hoerr received one bid in the amount of \$47,585.00 from S & S Builders Hardware Co. for the door hardware, keys and cylinders needed for the project. P.J. Hoerr is recommending S & S Builders Hardware Co., as they are the County's current door hardware, key and cylinder provider with no other local provider options for this trusted service; and

WHEREAS, the total cost of the project is \$81,794.00 (\$47,585.00/materials and \$34,209.00/labor & fees); 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 \$32,300.00; and

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

THEREFORE BE IT RESOLVED that the County Board approve the re-keying project at the Courthouse.

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

PASSED THIS 27th DAY OF MAY, 2026.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman



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April 28, 2026

Mindy Darcy
 County Administrator / Finance Director
 Tazewell County

Re:
 Courthouse - Re-keying, Door Hardware, and Cylinders

Dear Mindy,

Below is the cost for the above referenced project.

Scope

- Lot of door hardware and accessories to rekey the courthouse
- Includes Schlage large format interchangeable core key system
- Includes Primus high-security cores and keys
- Labor and material allowance of **\$26,550** performed on a T&M basis included in this quote
- Any unused funds for labor and material allowance will be credited back to the County

Courthouse - Re-keying, Door Hardware, and Cylinders	\$ 81,794.00
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Labor & Material Allowance	Sublet	PM/Super	GL/Procore	Fee	TOTAL
\$ 26,550.00	\$ 47,585.00	\$ 4,820.00	\$ 153.99	\$ 2,185.01	\$ 81,794.00
225 Est. PJH Hrs.		40 Hrs	0.20%	2.75%	

Notable Assumptions:

- This pricing is valid for 30 days.
- The owner will allow access at the facility during normal working hours Monday - Friday.
- Assumes County Maintenance Department will assist with replacing hardware
- 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.

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

Sincerely,

Charlie Waibel
 P. J. Hoerr, Inc.



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April 16, 2026

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We propose to furnish the following materials only:

Door Hardware, Keys, and Cylinders

Courthouse:

- 1 – Lot door hardware and accessories to rekey the Courthouse
 - Includes Schlage large format interchangeable core key system
 - Includes Primus high-security cores and keys

Total \$47,585.00

McKenzie Bldg.:

- 1 – Lot door hardware and accessories to rekey the McKenzie Bldg.
 - Includes Schlage large format interchangeable core key system
 - Includes Primus high-security cores and keys

Total \$35,265.00

Exclusions

1. Installation and labor.
2. Modifications to existing doors, frames, and hardware.

Notes:

1. Included in quote is 4 control keys, 50 master keys, and 100 change keys total, the cost of which is split between the buildings. If only one building is done, the cost of that building would likely increase. Cost to will vary based on required keys.
2. Prices may vary based on specific requirements.
3. Materials tailgate delivered to jobsite. Unloading and installation by others.
4. Sales tax not included. Add 9% if applicable.
5. Terms: Net, 30 days, no retainage.
6. Quoted price subject to change based on current economic conditions and vendor pricing.

Contact: Nick Summers

Facilities Projects Update

May 12, 2026

Building	Project	Status	Update
Courthouse	Windows Replacement	Ongoing	<p>We have met with the A&E, walked the building as well as discuss critical path scheduling, window styles, operations, and other consideration that may affect the building operations. Samples of the proposed window framing have been provided and we have narrowed the selection to two colors. We asked and received additional building with similar window styles and have advised we are satisfied with the window style after reviewing the buildings with similar windows specificified and proposed. We are currently waiting on the window specifications related to energy efficiency and prior to the A&E establishing the final bid proposal package.</p>
Courthouse	Flooring Replacement	Ongoing	<p>Working with PJ Hoerr and Wold. We have been provided numerous flooring samples and are working through colors, patterns, and flooring styles for each area of the buildings. Wold is to provide guidance and recommendations based on color selections for both painting and flooring</p>
Courthouse	Painting/Plaster Repair	Ongoing	<p>Working with PJ Hoerr. We have received and approved cost proposal for paint and labor. We have settled on a color selection for the rotunda area of the courthouse and advised PJ they can begin in that area with repairs and painting. We are working through colors for the department and office areas.</p>
Courthouse	Landscaping	Ongoing	<p>We have selected a Chambers Landscape contractor. The contract has been signed by all and materials are being ordered. They anticipate commencing at the beginning of June.</p>

Facilities Projects Update

May 12, 2026

Building	Project	Status	Update
Courthouse	Restrooms Remodel	Ongoing	Working with PJ Hoerr. Have had the initial evaluation walkthrough with the A&E to review all areas in determining required work and scheduling of priority. They have provided preliminary drawing and materials samples for review. We will finalize the proposed designs and begin establishing a bid package for proposals.
Courthouse	Re-Keying Doors	Ongoing	We have received cost proposals for rekeying and door modifications necessary throughout the building. This information is being brought to the board for discussion and approval.
Courthouse	Concrete	Ongoing	The concrete work is completed. Some minor issues to be address prior to closing out this project.
Courthouse	Replace Circuit Clerks Counters	Ongoing	Replacement of the counters is schedule to begin the week of the May 18th. We have coordinated the work with the Clerks office for the first phase of all work to be completed in this area.
Courthouse	Phase 2 Electrical Upgrades	Ongoing	No change -Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority and obtaining pricing
Courthouse	Resurface/Replace Exterior Stairs	Ongoing	No change - PJ Have had initial evaluation meeting as well as meeting with contractor in developing a plan and cost proposal.
Health Dept. - Pekin	Negative Pressure Isolation Rooms	Ongoing	No Change
Health Dept. - Pekin	Landscaping/ Sodding	Ongoing	Received cost proposals for the sodding and edging work as well as separate pricing for removal of the landscape mulch and replacing with rock materials. Need to determine a budget to complete the work.
Health Dept. - Pekin	Parking lot Resealing	Ongoing	No Change: This has been placed on hold while we work with the city on a planned project to Broadway that may effect the property and water drainage issue.
Justice Center	Flooring	Ongoing	PJ Walked all areas the week of 1/12/26. Carpet and flooring samples have been reviewed by all parties and selections made. We will direct the contractor to move forward for cost proposals based on the selections made.

Facilities Projects Update

May 12, 2026

Building	Project	Status	Update
Justice Center	Replace Plumbing Controls	Ongoing	This project is below initial budgets and we have directed the contractor to move forward with the project. We are working through the coordination and logistics of all work associated with completing this project.
Justice Center	Repair Shower Walls	Ongoing	This project is below initial budgets and we have directed the contractor to move forward with the project. We are working through the coordination and logistics of all work associated with completing this project.
Justice Center	Repair Community Room Desk Veneer and new chairs	Ongoing	Received final proposal from Benchmark to complete replacement of the laminate at the front, tops, and ends of the Board desk. We have finalized the laminate selection. The project cost came in below budget and we plan to direct the contractor to proceed and schedule the work.
Justice Center	Roofing	Ongoing	No Change -Working with PJ Hoerr. PJ has advised they are working on finalizing the bid package for placing out for bids
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. Flooring samples have been narrowed for selection. We are working with Wold in determining final colors based on selected paint colors.
McKenzie	Heating Boiler	Complete	The boilers and triple duty valves have been replaced. We are currently working to have the pipe insulation replaced. Had our water testing contracto onsite to test our closed loop water as part of assuring proper chemical levels.
McKenzie	Painting/Walls	Ongoing	Working with PJ Hoerr & Wold. Final paint colors have not been finalized
McKenzie	Re-key Doors	Ongoing	We have received cost proposals for rekeying and door modifications necessary throughout the building. This information is being brought to the board for discussion and approval.
McKenzie	Repair Exterior Walls	Ongoing	All work has been completed. We will request a final walk through punchlist prior to closure of this project

Facilities Projects Update

May 12, 2026

Building	Project	Status	Update
McKenzie	Roof Replacement	Ongoing	No Change -Working with PJ Hoerr. Pj has advised they are working on finalizing the bid package for placing out for bids
McKenzie	Electrical upgrade and lighting replacement	Ongoing	No Change -Working with PJ Hoerr. Have had initial evaluation meeting in determining scheduling of priority. An intitial bid package has been established and working through specifics of the project requirements
Emergency Management Building	Paint Interior	Ongoing	No Change - Anticipate this to be completed FY 26
Other	New Maintenance Management Software	Ongoing	Work progress continues. establishing an inventory progresses. We have implemented the program and pushed it out to all departments to assign their "requesters". We are also working with the finance office in determining the possibilities of using the program for asset management. We had an initial meeting to provide examples and system operartion related to the finance office intended use. The implementation has been taken well and staff are learning the process.
Animal Control	New Building Site Activities	Ongoing	This project is wrapping up and finalizing the project punch items. 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

The project continues to make steady progress as crews continue structural steel and first level decking, marking a major milestone for the building. Work is also continuing throughout the lower level as activity ramps up across multiple areas of the project. Upcoming activities will focus on rough-ins, first level slab on deck, and framing at the lower level.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	04/01/2026	Foundation Wall Infill	5/9/26
PROJECTED COMPLETION	04/01/2026	Set Steel Up to First Level	5/12/26

The project is currently progressing on schedule with an anticipated completion date of 06/18/2027.

UPCOMING WORK

NEXT WEEK (05/18/26)	SECOND WEEK (05/25/26)	THIRD WEEK (06/01/26)
<ul style="list-style-type: none"> - Finish Lower Level Rough – in’s - Set Sleeves at First Level - Pour First Level Slab on Deck 	<ul style="list-style-type: none"> - Finish Lower Level Rough – in’s - Sewer Install/ Backfill - Exterior Block 	<ul style="list-style-type: none"> - Frame Lower Level - Set Steel to Second Level



Project Name: **Tazewell County Justice Center Annex Project**
 Report: **Owner's Contingency Spent To Date**
 Date: May 13, 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 VE will not be added back into contingency; cost reduction is included in contract price	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	Final	2,002.60	adjusting wall of stair shaft by a few inches; drawing, drafting & wall modifications
12.15.25	PR #7 Mechanical VE Changes (Credit Change) - VE reduction of \$192,275 VE will not be added back into contingency; cost reduction is included in contract price	Final	N/A	CREDIT - to include electrical, framing, steel, dry wall changes. VE items agreed to by the County; 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. Mechanical & wiring modifications
1.7.26	PR #8 Architectural VE (Credit Change) - VE reduction of \$504,947.36) VE will not be added back into contingency; cost reduction is included in contract price	Final	N/A	CREDIT due ot architectural VE times agreed to by the County; 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. Modify & remove RTU screens, security ceilings, change gate types, millwork VE, blind modifacaitons
1.9.26	PR #9 Mechanical Coordination	Final	9,678.02	miscellaneous plumbing & mechanical modifications
1.15.26	PR #10 Architectural Coordination	Final	51,902.54	
1.19.26	project adjustment - RPZ from 6" to 8"	Final	8,579.63	change in size of RPZ fixtures - fm 6" to 8"; RPZ = Reduced Pressure Zone
2.10.26	PR #12 - Access panel clarification; will be a CR	PENDING	TBD	
2.17.26	PR #12 - Access panel revisions; will be a CR	PENDING	TBD	
3.10.26	PR #13 - brick ledge steel plate/ concrete haunch	Final	10,304.08	includes rebar, epoxy, concrete, form materials & installation; adding a concrete haunch between gridlines 7 & 8.3 in leiu of steel plate

Change Order Date:	Description:	Estimate or Final	Cost:	Notes
3.20.26	PR #14 - Boiler & Water Heater Flue Revisions	PENDING	TBD	
3.23.26	PR #15 - electrical furniture coordination	Final	2,026.23	added recepticals - by Foster Jacob
5.5.26	PR #16 - casework, plumbing fixtures & floor box	PENDING	TBD	
5.4.26	PR #17 - depressed slab clarification	PENDING	TBD	
Total Contingency Spent to Date:			\$ 158,428.70	
ESTIMATED Remaining Contingency on Project Before Additions to Contingency:			\$ 731,957.30	
Additions to Owner's Contingency Balance:				
2.2.26	PR #11 Removal of smoke curtain fm design - not required	Final	79,067.74	CREDIT due to removal of smoke curtain fm design - not required per code; \$79,067.74
3.24.26	Excess VE savings over agreed to amt of \$809,775 (see VE details above)	Final	7,927.36	When contract was signed w/ PJH, it was determined that there needed to be \$809,775 of VE savings found to bring the project cost in line with the agreed to budget. This has been accomplished with \$7,927.36 in additional savings which is being added back to Owner's Contingency here.
ESTIMATED Remaining Contingency on Project:			\$ 818,952.40	

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: May 13, 2026
 Fund Project is Budgeted In: CIP Fund

Contractor'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

The project has entered the final stretch as crews continue making progress on punch list items and interior finishes throughout the building. This week focused on installing doggy doors, cat enclosures, vet equipment, and ongoing interior finishes. Exterior work will also ramp up over the coming weeks, including final grading, fencing completion, and site seeding.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	06/01/26	Furniture Installation	4/29/26
PROJECTED COMPLETION	06/01/26	Flooring Installation	4/28/26

The project is currently progressing on schedule with an anticipated completion date of 06/01/2026

UPCOMING WORK

NEXT WEEK (05/18/26)	SECOND WEEK (05/25/26)	THIRD WEEK (06/01/26)
<ul style="list-style-type: none"> - Install Kennels - Finalize Punch List Items - Exterior Fencing - Grading and Seeding 	<ul style="list-style-type: none"> - Install Kennels - Finalize Punch List Items - Exterior Fencing - Grading and Seeding 	<ul style="list-style-type: none"> - Install Kennels - Finalize Punch List Items - Exterior Fencing



Animal Control Facility Project

Reductions and Additions to Project Cost & Contingency Balance

Project #: 2025-P-02
 Resoltuion(s): P-25-07
 Updated: 5.8.26

Responsible Fund:

	CIP Fund		Animal Control Fund	
	<u>Adjusted Project Cost</u>	<u>Contingency Balance FY25 & FY26</u>	<u>Adjusted Project Cost</u>	<u>Contingency Balance FY25 & FY26</u>
Total Budget by Fund	3,557,723.46	353,658.15	376,000.00	18,800.00

Credits/Reductions to Project Cost:

PJ Hoerr
 Issued
 Change
 Order #

3	CHANGE TO PJH PROJECT COST - 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 Cost of service & installation of generator & fuel tank to be paid by Taz Co directly	(37,500.00)		
2	CHANGE TO PJH PROJECT COST - 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:

PJ Hoerr
 Issued
 Change
 Order #

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 directly	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
7	Rerouting downspouts to underground	4,405.26	4,405.26
8	Increased height of fence and added gates	15,176.03	15,176.03
9	Add conduit to fire alarm system components in wet areas of the building	5,696.28	5,696.28
10	Adding FRP in room 126 & 127	8,618.97	8,618.97

Responsible Fund:

CIP Fund

Animal Control 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>

Additional Costs Paid Directly by Tazewell County (from Additional Costs Details sheet):

TAZ CO COST - Cost of Access Controls & related hardware, Security Cameras, Burglar Alarms, Fire Alarms & installation ESTIMATE	105,012.00	105,012.00
TAZ CO COST - Cost to run data cabling from EMA to bldg, and then to data ports; includes required hardware for data throughout bldg	39,812.08	39,812.08
TAZ CO COST - Cummins cost to service generator and install with fuel tank - QUOTE; offset to generator credit above	21,500.00	

Total Net Additions to Project Cost / Contingency Used To Date	479,933.54	208,433.54
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Adjusted Project Cost

3,750,157.00

376,000.00

Remaining Contingency Balance by Fund

145,224.61

18,800.00

Total Net Cost (Increase) Decrease to Project Budget (192,433.54)

-

Net Increase (Decrease) to Project Due to Change Orders	26,109.46	
Amount of Contingency Funds Used of Change Orders		63,609.46

Net Increase (Decrease) to Project Due to Costs Paid Directly by Tazewell County	166,324.08	
Amount of Contingency Funds Used for Project Costs Paid Directly by Tazewell County		144,824.08

Use of Animal Control Fund Project Budget:

IN BUDGET \$45,000: Furniture	43,627.81
IN BUDGET \$33,000: Outdoor Dog Containment Equipment - included in the \$3.5 mil K w/ PJH	-
IN BUDGET \$150k: Addtl Kennels Cost Project Allowance - cost over \$250k, freight & assembly	150,000.00
IN BUDGET \$148k Remaining AC Fund Contribution; see Additional Costs Details sheet; ESTIMATE - IN PROCESS	125,963.89

Total Animal Control Fund Project Expected Expenditures To Date

319,591.70

-

Remaining Animal Control Fund Project Budget

56,408.30

18,800.00

Animal Control Facility Project

Additional Cost Details

Project #: 2025-P-02
 Resoltuion(s): P-25-07
 Updated: 5.12.26

Responsible Fund:		CIP Fund	Animal Control Fund
TECHNOLOGY/SECURITY COSTS:			
Teufel Hunden	CCTV system using Exacq Vision (most used by Sheriff) - 21 cameras @ 240TB NVR; per Tim G, Sheriff's budget will pay for maintenance cost after installation; REVISED 2.5.26 to 7 cameras	55,492.00	
Teufel Hunden	Panic Alarm System & Burglar Alarm; monitoring contract \$35/mo 1st year & \$45/mo after)	3,190.00	
Teufel Hunden	Fire alarm - under PJH bldg contract only has Fire Suppression system; AC to pay for mo srvc & maintenance	26,300.00	
Teufel Hunden	Access Controls to 4 doors	20,030.00	
Teufel Hunden	Mike S to get cost to add intercom & door release button to Access Controls	TBD	
		105,012.00	

DATA COSTS:			
Heart Technologies	fiber cable run from EMA to bldg	19,846.94	
Heart Technologies	Network Infastructure; rack, cabling, ports, patch cabling, installation	13,440.68	
Heart Technologies	IT Networking; Ruckus wireless access points, Rucjus One Essentials Subscription, Ruckus base, optic , connector	6,524.46	
		39,812.08	

Responsible Fund:

CIP Fund

Animal Control Fund

KENNEL COSTS:

MidMark	Kennels - Co to purchase directly - CIP Fund pays \$250k, AC Fund has \$150k budgeted with any extra coming out of the addt'l contribution of \$148k in B	250,000.00	98,891.89	348,891.89	quote fm MidMark for kennels - updated 3.3.26; may need to add the outdoor containment equipment to this total cost amt
MidMark	Kennels - Freight on kennels (estimate) - covered under AC Fund B as detailed above		4,438.00		
PJH	Kennels - Assembly & Installation - covered in AC Fund B as detailed above ESTIMATE		<u>75,000.00</u>		
Balance to MidMark	Total Kennels - Amt over \$150k budgeted for kennels to be paid out of AC Fund Addt'l Contribution to Bldg of \$148k		178,329.89	28,329.89	overage to come out of the AC Fund addt'l contribution of \$148k

Use of Animal Control Fund Additional Contribution of \$148k for New Facility

\$	148,000.00	Additional AC Fund Contribution per Budget
	28,329.89	Overage of kennel purchase as detailed above
	60,934.00	Add'l cost to lay asphalt on ring road \$23,043 & rear lot \$26,033 & \$11,858 for exit drive- QUOTE
	TBD	moving costs - for bigger things
	TBD	phones
	1,500.00	tack boards for reception area; ESTIMATE
	24,800.00	Washers & Dryers: Main set - Dexter \$15,968.50 & 2 - Speed Queen stackables @ \$4399.99/each = \$8,799.98; ESTIMATE
	1,400.00	Break room fridge; ESTIMATE
	1,400.00	Freezers - 2, total cost; ESTIMATE
	800.00	move shed to new location - ESTIMATE
	3,800.00	Storage room shelving; ESTIMATE
	3,000.00	Signage package; ESTIMATE
	TBD	landscape & carving large stone out front
	TBD	purchase a new safe????
	N/A	POSSIBLE EXP - kennel banks missed in Midmark plans; quote \$16,424.42 without freight- to be paid out of sponsorship
\$	125,963.89	
\$	22,036.11	Remaining additional \$148k AC Fund contribution to new building

Tazewell County										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
FY25 through FY30 Plan										
Updated May 13, 2026										
				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget	Cost	Amount Over (Under) Budget	PJ Hoerr Cost	Subcontractor Cost	Subcontractor	Project Status - complete, in process, etc.?	Other Quotes Received
Courthouse - Facilities Improvements										
Replace Windows & Doors		CIP Fund	1,207,000		(1,207,000.00)	-			planning	
Upgrade Electrical - Phase 2		CIP Fund	270,000	5,431.80	(264,568.20)	1,931.80	3,500.00	Foster Jacob	in process/partial	
Re-Key Doors		CIP Fund	32,300	81,794.00	49,494.00	34,209.00	47,585.00	S&S Builders Hardware Co.	quoted	
Replace Circuit Clerk Service Counter & Countertop		CIP Fund	47,000	54,288.67	7,288.67	13,416.67	40,872.00	Benchmark \$30,872 & Jacob Foster not to exceed \$10k	in process	
Replace Circuit Clerk Desks & Chairs		GF - Dept 100	50,000	49,988.52	(11.48)	2,736.56	47,251.96	Widmer - cooperative bid via OMNIA	in process - ordered	N/A
Install Insulation in Courthouse		CIP Fund	26,000	35,547.82	9,547.82	4,284.82	31,263.00	Illinois Construction Group	Complete	Goley \$22822, Dashco \$33450
Repair/Replace Flooring		CIP Fund	370,000		(370,000.00)	-				

Tazewell County										
<i>Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager</i>										
FY25 through FY30 Plan										
Updated May 13, 2026										
				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget	Cost	Amount Over (Under) Budget	PJ Hoerr Cost	Subcontractor Cost	Subcontractor	Project Status - complete, in process, etc.?	Other Quotes Received
Remodel Bathrooms		CIP Fund	432,000		(432,000.00)	-			planning	
Patch & Paint Interior		CIP Fund	108,000	107,989.63	(10.37)	14,989.63	93,000.00	McClanahan Painting	quoted	T&M: McClanahan \$103/hr = 5% labor & mat Midwest \$104/hr + 15% mat Vogue \$98/hr + 15% labor & mat
Replace Lighting Fixtures		CIP Fund	110,000		(110,000.00)	-				
Reconfigure Space & Refresh Paint, Lighting & Floors in Public Defender's Offices in Courthouse		CIP Fund	350,000		(350,000.00)	-			planning	
Refresh and Reconfigure New Juvenile Space (from Investigators) - changing to Traffic Office		CIP Fund	20,000		(20,000.00)	-				
Clean & Seal Exterior Limestone		CIP Fund	120,000	50,982.06	(69,017.94)	2,102.48	48,879.58	Summit	complete	
Resurface/Replace Exterior Stairs		CIP Fund	115,000		(115,000.00)	-				

Tazewell County										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
FY25 through FY30 Plan										
Updated May 13, 2026										
				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget	Cost	Amount Over (Under) Budget	PJ Hoerr Cost	Subcontractor Cost	Subcontractor	Project Status - complete, in process, etc.?	Other Quotes Received
McKenzie Building - Facilities Improvements										
Re-Key Building		CIP Fund	32,000	63,036.51	31,036.51	27,771.51	35,265.00	S&S Builders Hardware Co	quoted	
Update Electrical Panels		CIP Fund	119,000		(119,000.00)	-				
Replace Roof		CIP Fund	317,000		(317,000.00)	-				
Replace Rooftop Exhaust Fans		CIP Fund	10,000		(10,000.00)	-				
Replace Rooftop Fresh Air Unit #1		CIP Fund	81,000		(81,000.00)	-				
Convert to LED Lighting		CIP Fund	67,800	6,051.98	(61,748.02)	6,051.98		N/A	in process	
Replace Boiler #2		CIP Fund	85,000	93,772.74	8,772.74	5,292.74	88,480.00	Ruyle	in process	DMI \$98,312; O'Brien \$145k; Standard H&C \$147,123
Repair/Replace Flooring		CIP Fund	450,000		(450,000.00)	-			planning	
Repaint Walls		CIP Fund	108,000	107,989.63	(10.37)	14,989.63	93,000.00	McClanahan Painting	quoted	T&M: McClanahan \$103/hr = 5% labor & mat Midwest \$104/hr + 15% mat Vogue \$98/hr + 15% labor & mat
Replace Blinds		CIP Fund	54,000	84,503.73	30,503.73	15,473.73	69,030.00	Davis Blinds & Specialties	quoted - to Board for approval - April	Williamson Blide & Drapery
Water Fountains with Bottle Fillers		CIP Fund	22,000		(22,000.00)	-				

Tazewell County										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
FY25 through FY30 Plan										
Updated May 13, 2026										
				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget	Cost	Amount Over (Under) Budget	PJ Hoerr Cost	Subcontractor Cost	Subcontractor	Project Status - complete, in process, etc.?	Other Quotes Received
Remove Granite from Walls - UPDATED TO SEALING OF GRANITE & PAINTING OVER IT		CIP Fund	125,000	54,542.75	(70,457.25)	7,387.97	47,154.78	Allied Construction Services, Inc.	quoted \$51,284.77/ paid \$3,257.98 for test area	T&M: McClanahan \$103/hr = 5% labor & mat Midwest \$104/hr + 15% mat Vogue \$98/hr + 15% labor & mat
Remodel Bathrooms		CIP Fund	200,000		(200,000.00)	-			planning	
Justice Center - Facilities Improvements										
Repair Shower Walls		CIP Fund	186,000	144,763.37	(41,236.63)	50,263.37	94,500.00	Midwest Commercial Coatings, Inc.		McClanahan Painting, Inc, \$120,370 & Prime Coat Coating Systems \$214,810
Repair Community Room Desk Veneer		CIP Fund	50,000	49,936.60	(63.40)	5,665.60	44,271.00	Benchmark	quoted	
Upgrade Master Controls Monitoring System		CIP Fund	916,000	520,570.38	(395,429.62)	90,542.26	430,028.12	Willoughby	quoted	Willoughby \$210,024.12; I-Con \$219,587.15 Acorn \$353,637.00 all systems will need est \$125k for data & est \$25,004 plumbing - add'l subs
Repair/Replace Roofing		CIP Fund	810,000		(810,000.00)	-				
Replace Exhaust Fans		CIP Fund	87,000		(87,000.00)	-				
Replace Chairs in Community Room		CIP Fund	19,000		(19,000.00)	-				
Replace Flooring - Sheriff's Office & Community Room		CIP Fund	108,000		(108,000.00)	-			planning	
Replace Sally Port Doors		CIP Fund	50,000		(50,000.00)	-				

Tazewell County										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
FY25 through FY30 Plan										
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				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget	Cost	Amount Over (Under) Budget	PJ Hoerr Cost	Subcontractor Cost	Subcontractor	Project Status - complete, in process, etc.?	Other Quotes Received
Pekin Campus Buildings and Grounds - General Refresh & Reconfiguration Including:			859,032	4,928.92	(854,103.08)	4,928.92	-			
Courthouse										
	Courtroom Furniture Refresh	CIP Fund	included above							
General										
	Courthouse/Pekin Campus Grounds Improvements	CIP Fund	included above							
	General Conditions over multiple projects			4,928.92		4,928.92		N/A		
	Landscaping & Grounds Lighting - CH, Mck & JC	CIP Fund				-			out for bid	NOT PJH PROJECT
	Other Projects	CIP Fund	included above							
	Relocation & Renovation of VA Office	CIP Fund	70,000		(70,000.00)	-				
Pekin Campus - Grounds Improvements										
	Repair/Replace Concrete Sidewalks	CIP Fund	95,000	92,910.50	(2,089.50)	11,015.50	81,895.00	Knapp Concrete		Knapp Concrete; Aupperle \$73,618; Hein \$81,426.39
	Replace Flag Pole	CIP Fund	20,000	37,688.80	17,688.80	6,048.80	31,640.00	Knapp	to Board for approval 3/26	Aupperle \$36,843 & Hein \$39,642.78; cost of flag pole fm Flagpoles ETC \$9,849.87
Report Total			\$ 8,198,132	\$ 1,646,718	\$ (6,551,414)	\$ 319,103	\$ 1,327,615			
Projects Completed & Quoted To Date			\$ 2,054,300	\$ 1,630,306	\$ (423,994)		\$ 1,646,718	Expense to Date		