



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**