



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, July 21, 2026 – 3:30 p.m.

I. Roll Call

II. Approve the minutes of the June 16, 2026 meeting and June 24, 2026 in-place meeting

III. Public Comment

IV. New Business

P-26-17 A. Approve Usage of Contingency Dollars for the Justice Center Annex

B. Recommend to Approve County Key Control Policy

P-26-18

C. Recommend to Approve McKenzie Building and Justice Center Roof Replacement Projects

P-26-19

D. Recommend to Approve the Disposal of IT-Related Equipment and Accessories

P-26-21

E. 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, June 16, 2026 – 3:30 p.m.

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

Committee Members Absent: Chairman Max Schneider, Nancy Proehl

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER HARRIS, SECOND BY MEMBER SCHMIDGALL**
to approve the minutes of the May 19, 2026 meeting

On voice vote, **MOTION CARRIED UNANIMOUSLY**

P-26-11 **MOTION BY MEMBER MINGUS, SECOND BY MEMBER SCHMIDGALL** to
recommend to Approve Purchase of Chairs for the Justice Center Community
Room

Administrator Mindy Darcy stated that this is for new chairs for the Justice Center Community Room. She stated that the cost is \$30,434.31 which is over the budgeted amount of \$19,000 that we had in the Capital Improvement Plan.

Member Hopkins questioned if any other bids were received. Administrator Darcy stated that no other bids were received since they have a contract with Widmer where they have the best possible price for any furniture purchases. Member Hopkins stated that in the future he would like to see another bid to confirm that we are getting a good deal.

Member Hopkins recommended going back through and reanalyzing the Capital Improvement Plan. Administrator Darcy stated that they will be reevaluating what they have in the Capital Improvement Plan in the next several months.

Administrator Darcy stated that the committee is only seeing the projects that are over budget. She stated that anything that comes in at or under budget goes right to approval.

Member Stahl questioned if this project could wait or is there urgency. Administrator Darcy stated that, since the entire room is being redone, it makes sense to also replace the chairs.

Member Crawford questioned when the project overages will stop coming to the committee. Administrator Darcy stated that overall, they are under budget on the projects. She anticipates that the current projects with PJ Hoerr will be completed in 2027.

Member Schmidgall expressed concern that purchasing the new chairs would be a step backward and questioned the necessity of replacing the existing chairs.

Vice Chairman Stahl stated that he will be voting no on this because the cost is 33% more than the estimate.

Member Milam stated that he would appreciate Widmer bringing in a sample chair for comparison with the current chairs.

On roll call vote, **MOTION FAILED**

Vice Chairman Stahl and Members Harris, Joesting, Schmidgall, Hopkins voted nay

P-26-16 MOTION BY MEMBER HARRIS, SECOND BY MEMBER SCHMIDGALL to recommend to Approve Usage of Contingency Dollars for the Justice Center Annex

Administrator Darcy stated that the matter would not go before the full Board because the cost is under \$100,000. She stated that the change orders are for modifications to windows, roofing, wall types, and window shades. She stated that the total for the changes is \$53,091.36.

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

DISCUSSION: Formal Name of the New Justice Center Annex

Administrator Darcy and the committee discussed options for the formal name of the new Justice Center Annex. She stated that they currently have a Tazewell County Justice Center and Courthouse. She provided the committee with several possible name options.

Member Hopkins suggested "Tazewell County Lincoln Law & Justice Center".

Member Harris and Circuit Clerk Linc Hobson suggested "Tazewell County Criminal Courts Building".

Member Crawford stated that they need to stay away from the word "Justice" since it is already being used and it would confuse citizens. He stated that they also need to stay away from the word "Annex".

Vice Chairman Stahl stated that he had emailed Jared Olar and that Mr. Olar responded, indicating that he would honor the District's Abraham Lincoln heritage.

County Clerk John Ackerman stated that there is a Lincoln Courthouse marker out front. County Clerk Ackerman stated that Abraham Lincoln served a lot of time in our county.

Member Hopkins asked for Administrator Darcy's opinion. Administrator Darcy stated that she supports the nod to Abraham Lincoln, noting that it is something to be proud of.

Member Harris suggested taking #6 (Abraham Lincoln Center for Law and Justice) and #7 (Lincoln Law & Justice Complex) to the full board for approval.

Member Hopkins suggested “Abraham Lincoln Center for Courts”.

Member Schmidgall suggested having “Tazewell County” in the name.

Member Crawford suggested “Lincoln Criminal Courts”. He stated that other courts will be in the building so just “Lincoln Courts Center”.

Administrator Darcy stated that she will take all opinions and present them to the County Board for approval.

DISCUSSION: Current Project Update

Facilities Maintenance Director Schone provided an overview of current projects.

Administrator Darcy stated that, as part of the current landscaping project, no healthy trees are being removed.

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

Administrator Darcy stated that the reports were included in the members' folders and were not included in the meeting packet because she had been on vacation the previous week. She stated that this will be the last report for the new Animal Control Building since the project is almost complete.

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 4:09 p.m.

(transcribed by S. Gullette)

Minutes pending committee approval



In-Place Property Committee Meeting

James Carius Community Room

Wednesday, June 24, 2026 – 6:16 p.m.

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

Committee Members Absent: Vice Chairman Stahl, Kim Joesting

Others Attending: Mindy Darcy, County Administrator

P-26-11 MOTION BY MEMBER HARRIS, SECOND BY MEMBER HOPKINS to recommend to Approve Purchase of Chairs for the Justice Center Community Room

Administrator Mindy Darcy stated that this is for new chairs for the Justice Center Community Room. She stated that they are doing an overall refresh of the room including new carpet, fixing the peeling veneer, and a little bit of touch up.

Chairman Schneider stated that budgeting is based on the best estimates available, and actual costs may vary. He reported that, overall, capital improvement projects are approximately \$420,000 under budget. He stated that if this does not get passed this year, there is a very good chance that it will be more expensive next year. He also stated that the current chairs could be repurposed in the County which would save money.

Administrator Darcy stated that we have cooperative bid that we have in place with Widmer and stated that the price could go up at any time. She stated that the chairs that she recommends would have a 12 year parts and labor warranty.

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

RECESS Chairman Schneider recessed the meeting at 6:22 p.m.

(transcribed by S. Gullette)

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 includes a change order issued by P.J. Hoerr requesting the use of Owner's Contingency funds in the amount of \$37,883.93 to accommodate a change in the model of boiler used in the project along with adjustments to the flue piping per manufacturer specifications.

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

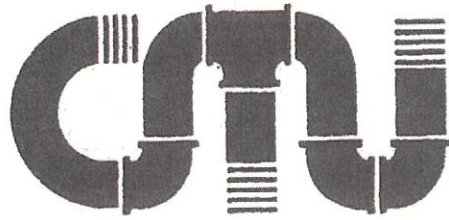
BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, Finance Office, Facilities Director and the Auditor of this action.

PASSED THIS 29th DAY OF JULY, 2026.

ATTEST:

Tazewell County Clerk

Property Committee Chairman



Commercial Mechanical Inc.

Commercial Mechanical Inc.
50 First Street, P.O. Box 368
Dunlap, IL 61525

Project Name: Tazewell County Justice Center Annex
CMI Project No: 1778
RFCO_PR 14_Provide Lochinvar Hellcat Boilers

1. CMI SUMMARY OF DETAILED BREAKDOWN		Additions	Deletions	Net Total
	A. Material	168605.00	146000.00	\$ 22,605.00
	B. OH&P Line A x 10%			\$ 2,260.50
	C. Labor- 0 hrs@\$ 96.43			\$ -
	D. OH&P Line C x 15%			\$ -
	Warranty @ 5%			\$ -
	E. Net Total A+B+C+D			\$ 24,865.50
	G. Total Proposal			\$ 24,865.50
2. CMI MARK-UP ON SUBCONTRACTORS		Description of Work		
Montefusco HVAC, Inc.	Boiler Flue Changes			9,825.00
		H. Subtotal of all subcontractors work	\$	9,825.00
		I. CMI Mark-up on subs Line Hx5%	\$	491.25
		J. Line H+I	\$	10,316.25
		K. Subtotal Lines G+H	\$	35,181.75
		L. Other: Insurance	\$	703.64
		M. Total Proposal Lines K+L	\$	35,885.39
3. Proposal				
Proposal Increases / Decreases Contract Amount:				\$35,885

Work to be completed in --- calendar days from approval of proposal.

This proposal is for acceptance within --- days and is subject to escalation or cancellation thereafter.

This proposal also requires a contract time extension of --- calendar days after acceptance.

Contractor signature:

5/13/2026
date



Proposal

Account ID: C000010000
 Account Name: ALL BIDDERS
 Contact:

Proposal No.: Q000019722
 Proposal Date: 5/7/2026
 Expiration Date: 5/22/2026
 Prepared By: Zach Melber
 Project: Tazewell County Justice Center
 Engineer: Wold
 Addendum: 5

BOILERS

NO.	ITEM	QTY.
1	100383976: LOCHINVAR FCB2500 CREST HELLCAT FIRETUBE STAINLESS STEEL CONDENSING BOILER +125RLV TAG: B-1-3	3.0000
2	100289582: Kit, Neutralizer, FBN4000	3.0000
3	SR02467: Iron B34R Regulator	3.0000
4	100280019: KIT, VALVE, 2-WAY, MOTORIZED	3.0000
5	BSD120N1: Pilla CSD-1 Emergency Shutdown Switch, NEMA 1, up to 6 contac	1.0000
6	PILNCCB: Pilla Normally Closed Contact Block	3.0000
7	CSD-1 BLRSW 3PH: Square D 2510KG2 Disconnect Sw Part No. 1H401, 3-Pole, 30 Amp	3.0000
8	9999: Freight Expense	1.0000
9	STARTUP LABOR REGULAR: FIELD LABOR FOR PRODUCT SUPPORT START UP REGULAR	1.0000
Subtotal		168,605.00

BOILER EXHAUST FLUE

NO.	ITEM	QTY.
10	SECURITY CHIMNEY FLUE SECURITY CHIMNEY 33D DOUBLE WALL FLUE DIAMETER: 9" INNER MATERIAL: AL20-4C-SS OUTER MATERIAL: 441-SS	3.0000
11	9999: Freight Expense	1.0000
Subtotal		36,160.00

ALTERNATE BOILER EXHAUST FLUE

NO.	ITEM	QTY.
12	CENTROTHERM POLYPROPYLENE FLUE CENTROTHERM POLYPROPYLENE FLUE SINGLE WALL 18" DIAMETER UL1738 LISTED	3.0000
13	9999: Freight Expense	1.0000
Subtotal		21,000.00

Project Name: Tazewell Annex
Project No.: C6256
RFP 2

[illegible]

Breakdown of Subcontracted Work		
Subcontractor	Description	Amount
	Subtotal of Subcontracted Work:	0.00
	Mark-up of Subs: (10%)	0.00
	Total of Subcontracted Work	0.00

Subtotal Proposed Work:	9,545.00
Other Charges: Administrative	280.00
M. Total Proposal :	9,825.00

Total of Proposed Work	\$ 9,825.00
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This proposal and estimated pricing is valid for thirty days and, thereafter, is subject to equipment and resource availability. Should the work be approved beyond the period quoted, we reserve the right to negotiate an equitable adjustment.

Wes Edwards
Authorized Representative

Date 5/7/26



ALLIED CONSTRUCTION SERVICES, INC.

Interior Contracting Specialist

2300 S.W. Adams Street • Peoria, IL 61602-1861

www.alliedconst.com

Since 1950

To: Mr. Matt Brown

Co.: P.J. Hoerr, Inc.

RE: Tazewell County Justice Center Annex

From: Trent L. Perry

Date: 3/20/2026

Allied Construction Services, Inc. will perform the work as described below:

RFP #14 Response (Chase Wall Revisions)

- Provide chase wall type modifications at Jury Deliberation 1F08 & Workroom #1G03 as requested:

This work to be completed for the amount of:

Labor	\$	738.00
Material		<u>\$119.00</u>
15% OH&P		<u>\$128.00</u>
		<u>\$985.00</u>

Please sign below and return as soon as possible to expedite any material delivery and labor organization necessary to complete this work.

Accepted by: _____

Date: _____

Trent L. Perry
Project Estimator / Manager

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 attached County Key Control Policy Statement; and

WHEREAS, the purpose of the Policy is to provide optimal physical security and safety for facility occupants and to protect the assets of the County; and

WHEREAS, the Policy applies to all buildings, elected and unelected county employees and offices, vendors, contractors, volunteers, or others who have access to or have been assigned, in accordance with this policy, a county key ring, key or access badge; and

WHEREAS, the Policy shall become effective upon approval by the County Board and shall remain in effect until amended or repealed.

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

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

PASSED THIS 29th DAY OF JULY, 2026.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Tazewell County Board Policy Statement

Category: Property
Subject: County Key Control

Policy Number:
Approval Date:

Overview: Tazewell County considers the safety and security of its employees, elected officials, volunteers, visitors, and property to be of paramount importance. Effective key control is a critical component of the County's comprehensive security program.

All employees share responsibility for maintaining a safe and secure workplace by adhering to established security procedures and key control requirements. Each keyholder is responsible for safeguarding assigned keys, following all applicable procedures, and protecting the security of County facilities and property to which they have authorized access.

This Key Control Policy establishes the general guidelines and procedures necessary to protect County facilities, assets, and personnel while ensuring authorized individuals have appropriate access to the areas required to perform their assigned duties efficiently and effectively.

Purpose: The purpose of this policy is to establish key control procedures that promote the physical security and safety of County facilities and their occupants while safeguarding County property and assets.

1. Scope

1.1 Included Under the Policy

This policy applies to all County buildings and to all County employees, elected officials, contractors, vendors, volunteers, and any other individuals who have been granted access to County facilities or who have been issued County keys, key rings, or access badges in accordance with this policy.

1.2 Definitions

Key: An owned or controlled County key or access badge which allows access to a building, room, office, gate, pad lock, outdoor cabinet, fuel tank, motorized vehicle, equipment, etc.

Keyholder: A person to whom an authorized key has been issued.

2. Procedure/Process

2.1 Ownership of Keys:

All keys assigned to employees, elected officials, vendors, contractors, volunteers, or others, are the property of the County. The Facilities Maintenance Department is the only authorized custodian for all building and door keys.

2.2 Disallowed Actions:

The following actions are disallowed under the policy:

- a. Removing, adding, or transferring keys from assigned key rings without authorization.
- b. Duplicating keys.
- c. Altering keys, locks or mechanisms.
- d. Damaging, tampering or vandalizing any County lock or hardware.
- e. Loaning keys to others without authorization or allowing the use of a key that admits unauthorized individual(s) into County buildings/property.
- f. Failure to return a key when requested by the Facilities Maintenance Department, Sheriff's Department, supervisor, the issuing department, or upon leaving employment with the County.
- g. Failure to report missing or stolen keys.
- h. Failure to report worn or broken keys.

Violation of this policy may be subject to progressive discipline as described in the County Employee Handbook.

2.3 Requests for Keys:

All County keys shall be fabricated under the authority of the Facilities Maintenance Department and will be issued upon receipt of a completed Key Request Form.

All key requests must be submitted to the Facilities Maintenance Department on the prescribed Key Request Form and received in advance of the date the keys are needed. Requests may require up to five (5) business days to process.

Key requests that are incomplete or lack the required authorization will not be processed. Such requests will be returned to the requesting department until all required information and approvals have been provided.

2.4 Authorization of Keys:

Keys for official work use will require the authorization of the Department Head or their designee or the Facilities Director.

2.5 Return of Keys:

Supervisors are responsible for collecting keys from individuals upon their departure from the County (i.e. off boarding) and shall immediately be returned to the Facilities Maintenance Department to be placed in the County central key box for reissue. At no time shall any elected, management or other staff member maintain or issue any County-owned keys.

All excess keys shall be immediately returned to the Facilities Maintenance Department when no longer assigned to the originally requested/assigned staff member. Excess and unnecessary keys in circulation create a liability to the County buildings' security.

2.6 Lost / Stolen Keys:

Employees are to immediately report lost keys or access badge cards to their Department Head or designee and Facilities Director. An employee may be responsible for costs associated with a lost key. Every effort shall be made to locate missing keys.

2.7 Worn / Broken Key:

A replacement for a worn or broken key will be provided in exchange for the defective key. The keyholder should notify the Facilities Maintenance Department of the problem and turn in the defective key when picking up the replacement.

2.8 Key Duplication:

All door keys and locks are the property of the County and maintained only by the Facilities Maintenance Department. It is strictly prohibited to attempt to have any County key duplicated except by the Facilities Maintenance Department.

3. Responsibilities

3.1 Keyholder Responsibilities:

- a. Familiarizing themselves and complying with this policy.
- b. Safeguarding all keys issued to them.
- c. Using assigned keys as directed and/or appropriate.
- d. Returning keys to their immediate supervisor before off-boarding.

- e. Reporting any stolen or lost key to their Department Head or designee and the Facilities Maintenance Department immediately.

3.2 Department Head / Department Responsibilities:

- a. Ensuring employees are familiar with and comply with this policy.
- b. Requesting keys for department employees prior to onboarding, change in position, or in the event a key has been lost or stolen via a Key Request Form.
- c. Distributing keys to employees.
- d. Collecting keys from employees during the off-boarding process (i.e. leaving employment with the County) or when there is a change in position and returning the keys to the Facilities Maintenance Department for secure key storage.

Keys that are currently unassigned are not to be held or retained within a county department. Such keys shall be returned to the Facilities Maintenance Department.

- e. Informing the Facilities Maintenance Department when a key has been lost or stolen and determining next steps.
- e. Collaborating with the Facilities Maintenance Department when needed or requested (i.e. investigating reported lost or stolen keys and damage to locks).

3.3 Facilities Maintenance Department Responsibilities:

The Facilities Maintenance Department is responsible for the overall administration of all keys and the Key Control Policy.

The department is responsible for:

- a. Installation and maintenance of all interior and exterior door locks and keys.
- b. Manufacture and issuance of keys.
- c. Maintenance of accurate controls and records to provide accountability for keys.
- d. Ensuring that all individual keys have the “do not duplicate” language inscribed on them.
- e. Conducting semi-annual audits to determine proper keys and policies are being adhered to by elected officials, managers and staff. At the end of the fiscal year, all County keys and records shall be evaluated for proper

controls and expenses associated with maintaining or replacing lost/stolen keys.

- f. Issuing key issue logs periodically for departments to reference keys issued to their personnel. This key issue log details keyholders and the keys they have been assigned.
- g. Maintaining the security of all unassigned key rings and keys in a secure lockbox located in the Building Maintenance Department.

3.4 Keyholder and Department Restrictions:

- a. Duplication or reproduction of keys by anyone other than the Facilities Maintenance Department is strictly prohibited, unless authorized by the Facilities Director or his/her designee.
- b. Keyholders will not loan or transfer their keys to any other individual, except to public safety personnel if required for an emergency or unless directed by the Facilities Maintenance Department.
- c. Employees shall not unlock a building or room for another individual unless the individual is known by them to have a legitimate need and authorization to enter.
- d. Unauthorized individuals or suspicious activities are to be reported to the Sheriff's Department immediately.

4. Training Requirements

Department Heads or their designee are responsible for ensuring that all employees (full-time, part-time, and seasonal), volunteers, and any other permanent or temporary keyholders receive training on the proper use, safeguarding, and accountability of County keys and access credentials.

5. Communication Plan

- a. This policy should be distributed to all County keyholders.
- b. This policy should be added to the County shared drive, intranet, and website.
- c. Department Heads should work to ensure that their employees, and other keyholders, are knowledgeable about this policy.

KEY REQUEST FORM – EMPLOYEES

Name _____

Address _____ Phone _____

Key Ring Request\Doors _____

Expected duration or return date: ☐ End of employment ☐ Other _____

Key Issuing: All issued key rings shall require signatures by the employee and supervisor prior to issuing any rings

Agreement: In return for the loan of this key, I agree to:

- 1) not give or loan the key to others;
- 2) not make any attempts to copy, alter, duplicate, or reproduce the key;
- 3) use the key for authorized purposes only;
- 4) safeguard and store the key securely;
- 5) immediately report any lost or stolen keys;
- 6) produce or surrender the key upon request.

Key return:

Keys must be returned on the last day of employment or upon the agreed upon date. Keys should be returned to the issuing department and shall immediately be required to be returned to the Human Resource Department. Once HR has completed their off-boarding process the keys will be returned to the Facility Department for secure storage in the master key box

Lost keys:

I also agree that, if the key is lost or not surrendered when requested, disciplinary actions and fees (if applicable) will occur in accordance with the County Key Control Policy.

Issue Date _____ **Key Ring Number** _____

Employee's Signature _____ Print Name _____ Date _____

Return Date _____ **Key Ring Number** _____

Employee's Signature _____ Print Name _____ Date _____

Manager's Signature _____ Date _____

Shaded area to be completed by key issuer(s): Issue Type: ☐ Initial ☐ Temporary ☐ Reissue

Reason _____

Signature _____ Date Issued _____

Key# _____ Type _____ Key# _____ Type _____

Key# _____ Type _____ Key# _____ Type _____

Key# _____ Type _____ Key# _____ Type _____

Key# _____ Type _____ Key# _____ Type _____

Return Date _____ Key Received _____

By _____

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 roof replacement projects for the McKenzie and Justice Center buildings; and

WHEREAS, PJ Hoerr received bids from the following: Kreiling Roofing, Sterling Commercial Roofing, Western Specialty Contractors, and Henson Robinson Roofing. Kreiling Roofing was deemed the best bid option at the lowest total project cost of \$1,220,637.67; and

WHEREAS, originally the projects were budgeted for an EPDM (ethylene propylene diene monomer) roof system but was switched to a TPO (thermoplastic polyolefin) roof system due to the long-term maintenance benefits; and

WHEREAS, the total project cost includes \$40,000 of project contingency, a \$8,000 allowance for architectural services, and a \$5,000 allowance for potential road closure and signage provisions. These project contingency and allowance funds, \$53,000 in total, will be expended on an as-needed basis only, reducing the total project cost if not required; 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 projects are funded in the FY26 Capital Improvement Plan Fund with a combined budget of \$1,127,000; and

WHEREAS, the County Administrator recommends approving the bids and is authorized to proceed with the projects.

THEREFORE BE IT RESOLVED that the County Board approve the McKenzie Building and Justice Center roofing projects.

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

PASSED THIS 29th DAY OF JULY, 2026.

ATTEST:



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

July 15, 2026

Mindy Darcy
County Administrator / Finance Director
Tazewell County

Re: Proposal
Justice Center and Mckenzie Roofing Replacement

Dear Mindy,

Below is the cost for the above referenced project.

Scope

- Complete Re-roof of Justice Center and Mckenzie Building
- Fully adhered 60 Mil TPO roof system with average R30 insulation
- Aluminum copings, roof edge, & counterflashing's
- 90 mph uplift rating
- 20 year manufacture roof warranty and 2 year contractor workmanship warranty
- We recommend using Kreiling Roofing with a bid of \$1,097,590; as they are the low responsible bid.
- Additional bids: Sterling \$1,431,100, Western \$1,467,000, and Henson Robinson \$1,500,075
- Architectural services allowance of **\$8,0000** and contingency of **\$40,000** included in this proposal
- Any unused funds for architectural allowance and contingency will be credited back to the County

Justice Center and Mckenzie Roofing Replacement							\$	1,220,637.67
Road Closure Provisions/Signage	Contingency	A/E Allowance	Sublet	PM/Super/Safety	GL/Procore	Fee	TOTAL	
\$ 5,000.00	\$ 40,000.00	\$ 8,000.00	\$ 1,097,590.00	\$ 34,140.00	\$ 4,427.59	\$ 31,480.08	\$	1,220,637.67
			275 Hrs.		0.39%	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.
- 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.

McKenzie and Justice Center Re-Roof Bid Results			
Kreiling Roofing	Sterling Commercial Roofing	Western Specialty Contractors	Henson Robinson Roofing
\$ 1,097,590	\$ 1,431,100	\$ 1,467,000	\$ 1,500,075

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

**SECTION 00 41 00
BID FORM**

PROJECT: Tazewell County Ancillary Project Roofing Replacement - Bid Package 4

To: **PJ Hoerr, Inc.**

**107 Commerce Place
Peoria IL 61604
Phone: (309)688-9567**

Tentative Start Date: 9/1/2026

To be completed by: 12/31/2026

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

Project Name: Tazewell County Ancillary Project - Roofing Replacement

Project Location: McKenzie Building: 11 S 4th St, Pekin, IL 61554
Justice Center: 101 S Capitol St, Pekin, IL 61554

Project Architect: EA Architecture & Design
Construction Manager: P.J. Hoerr, Inc.

Bidder Name	<u>Kreiling Roofing Co</u>
Address	<u>2335 W Altorfer Drive, Peoria, IL 61615</u>
Phone #	<u>309-673-3649</u>
Contact	<u>Geoff Diekhoff</u>
Email	<u>gdiekhoff@kreiling.com</u>

This bid is based upon the bidding documents for this Project which consists of:

1. Specifications and Drawings issued dated June 18, 2026 via SmartBid.
2. Addenda as Follows:

Addendum No. () 1 dated 7/6/2026 ;
Addendum No. () dated ;
Addendum No. () dated ;

Work Package (#/Description): Roofing Replacement – Bid Package 4

Having examined the site and having familiarized itself with the conditions affecting the cost of the work and with the bidding documents, Bidder hereby proposes to perform everything required and to furnish all labor, materials, necessary tools, expendable equipment and transportation services necessary to complete in a workmanlike manner the work package stated above in accordance with the bidding documents for the following sum:

Base Bid: One Million Ninety-Seven Thousand Five Hundred & Ninety Dollars

(\$ 1,097,590.00)

004100-1

Bid Form

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

TAXES: This project is tax exempt.

ALTERNATES

Alternate Bids: "Alternate Bid" means a fixed amount for all labor, material, overhead, profit, and all other costs of whatever nature and character for the item described. Alternate Bids may be used to determine the lowest responsible bidder and will not be considered in any particular order. Voluntary alternate bids may be provided at the discretion of the bidding contractor. Attach additional information if necessary to describe the alternate work.

N/A

UNIT PRICES

The below unit prices will be used as an Add or Deduct from the base bid where changes in the Work are requested. The unit prices will be included in the Contract with the successful bidder. Note that if a unit price below affects the bid package and you fail to complete the unit price, you will be required to complete the unit price Work without additional compensation.

N/A

ADDITIONAL INFORMATION

The following questions will be used for bid evaluation:

1. Provide a list of your Subcontractors who will be performing work under your bid package.

Subcontractor Name	Subcontractor Scope
Rk Hydrovac	Rooftop gravel removal on McKenzie Building
Montefusco	HVAC & curb work
O'Brien Plumbing	Raise existing rooftop gas lines

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the Bid closing date.

If the Bid is accepted by the Design Team within the time period stated above Subcontractor agrees to:

- a. Execute the Agreement within five (5) days of receipt.
- b. Furnish the required Certificate of Insurance within ten (10) days of receipt of Agreement.
- c. Commence work as directed by the Construction Management Team.
- d. The Undersigned agrees to observe Owner's policies and all federal, state, and local rules, regulations, and statutes.

004100-2

Bid Form

Tazewell County Ancillary Project
Roofing Replacement - Bid Package 4

BID FORM SIGNATURES

Bidder: Kreiling Roofing Co
Signature: Laurie Moore Date: 7/14/2026
Printed Name: Laurie Moore Title: President & CEO
Address: 2335 W Altorfer Drive City: Peoria State: IL
Phone: 309-673-3649 Email: gdiekhoff@kreiling.com

Attest By: Kathleen L Dimler



(SEAL)

END OF SECTION

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

**SECTION 00 41 00
BID FORM**

PROJECT: Tazewell County Ancillary Project Roofing Replacement - Bid Package 4

To: PJ Hoerr, Inc.

107 Commerce Place
Peoria IL 61604
Phone: (309)688-9567

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

Project Name: Tazewell County Ancillary Project - Roofing Replacement

Project Location: McKenzie Building: 11 S 4th St, Pekin, IL 61554
Justice Center: 101 S Capitol St, Pekin, IL 61554

Project Architect: EA Architecture & Design
Construction Manager: P.J. Hoerr, Inc.

Bidder Name	<u>Sterling Commerical Roofing, A Tecta America Company, LLC.</u> (IL Roofing License #104.020160)
Address	<u>2711 Locust Street Sterling, Illinois 61081</u>
Phone #	<u>815-626-7744</u>
Contact	<u>Dennis VanZulden</u>
Email	<u>DVanZulden@tectaaamerica.com</u>

This bid is based upon the bidding documents for this Project which consists of:

1. Specifications and Drawings issued dated June 18, 2026 via SmartBid.
2. Addenda as Follows:

Addendum No. (1) One dated 07/06/2026 ;
Addendum No. () dated ;
Addendum No. () dated ;

Work Package (#/Description): Roofing Replacement – Bid Package 4

Having examined the site and having familiarized itself with the conditions affecting the cost of the work and with the bidding documents, Bidder hereby proposes to perform everything required and to furnish all labor, materials, necessary tools, expendable equipment and transportation services necessary to complete in a workmanlike manner the work package stated above in accordance with the bidding documents for the following sum:

Base Bid: One Million Four Hundred Thirty One Thousand One Hundred & 0/100 Dollars

(\$ 1,431,100.00)

004100-1

Bid Form

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

TAXES: This project is tax exempt.

ALTERNATES

Alternate Bids: "Alternate Bid" means a fixed amount for all labor, material, overhead, profit, and all other costs of whatever nature and character for the item described. Alternate Bids may be used to determine the lowest responsible bidder and will not be considered in any particular order. Voluntary alternate bids may be provided at the discretion of the bidding contractor. Attach additional information if necessary to describe the alternate work.

N/A

UNIT PRICES

The below unit prices will be used as an Add or Deduct from the base bid where changes in the Work are requested. The unit prices will be included in the Contract with the successful bidder. Note that if a unit price below affects the bid package and you fail to complete the unit price, you will be required to complete the unit price Work without additional compensation.
N/A

ADDITIONAL INFORMATION

The following questions will be used for bid evaluation:

1. Provide a list of your Subcontractors who will be performing work under your bid package.

Subcontractor Name	Subcontractor Scope
N/A	N/A

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the Bid closing date.

If the Bid is accepted by the Design Team within the time period stated above Subcontractor agrees to:

- a. Execute the Agreement within five (5) days of receipt.
- b. Furnish the required Certificate of Insurance within ten (10) days of receipt of Agreement.
- c. Commence work as directed by the Construction Management Team.
- d. The Undersigned agrees to observe Owner's policies and all federal, state, and local rules, regulations, and statutes.

004100-2

Bid Form

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

BID FORM SIGNATURES

Bidder: Sterling Commercial Roofing, A Tecta America Company, LLC

Signature: *Aletha C. Beard*

Date: 07/14/2026

Printed Name: Aletha C. Beard

Title: Assistant Secretary

Address: 2711 Locust Street

City: Sterling State: IL

Phone: 815-626-7744

Email: abeard@tectaaamerica.com

Attest By: *Mary L. Heuford*

END OF SECTION



EXCLUSIONS

The following items are specifically excluded from the Scope of Work/ Work Package.

1. NA

The subcontractor clearly understands that his subcontract is tied to a complete inclusion of this Scope of Work Package.

Aletha C. Beard
Name

Signature
07/14/2026
Date

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

**SECTION 00 41 00
BID FORM**

PROJECT: Tazewell County Ancillary Project Roofing Replacement - Bid Package 4

To: **PJ Hoerr, Inc.**

**107 Commerce Place
Peoria IL 61604
Phone: (309)688-9567**

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

Project Name: Tazewell County Ancillary Project - Roofing Replacement

Project Location: McKenzie Building: 11 S 4th St, Pekin, IL 61554
Justice Center: 101 S Capitol St, Pekin, IL 61554

Project Architect: EA Architecture & Design
Construction Manager: P.J. Hoerr, Inc.

Bidder Name Western Waterproofing Co Inc DBA Western Specialty Contractors
Address 309 NE Rock Island Avenue
Phone # 309-676-2374
Contact Jared Osterman
Email jaredo@westerngroup.com

This bid is based upon the bidding documents for this Project which consists of:

1. Specifications and Drawings issued dated June 18, 2026 via SmartBid.
2. Addenda as Follows:

Addendum No. (1) _____ dated 7/6/2026 ;
Addendum No. () _____ dated _____ ;
Addendum No. () _____ dated _____ ;

Work Package (#/Description): 4 **Roofing Replacement – Bid Package 4** Roofing and Sheet Metal

Having examined the site and having familiarized itself with the conditions affecting the cost of the work and with the bidding documents, Bidder hereby proposes to perform everything required and to furnish all labor, materials, necessary tools, expendable equipment and transportation services necessary to complete in a workmanlike manner the work package stated above in accordance with the bidding documents for the following sum:

Base Bid: One Million Four Hundred Sixty Seven Thousand and 00/100 Dollars

(\$ 1,467,000.00)

004100-1

Bid Form

TAXES: This project is tax exempt.

ALTERNATES

Alternate Bids: "Alternate Bid" means a fixed amount for all labor, material, overhead, profit, and all other costs of whatever nature and character for the item described. Alternate Bids may be used to determine the lowest responsible bidder and will not be considered in any particular order. Voluntary alternate bids may be provided at the discretion of the bidding contractor. Attach additional information if necessary to describe the alternate work.

N/A

UNIT PRICES

The below unit prices will be used as an Add or Deduct from the base bid where changes in the Work are requested. The unit prices will be included in the Contract with the successful bidder. Note that if a unit price below affects the bid package and you fail to complete the unit price, you will be required to complete the unit price Work without additional compensation.

N/A

ADDITIONAL INFORMATION

The following questions will be used for bid evaluation:

1. Provide a list of your Subcontractors who will be performing work under your bid package.

Subcontractor Name	Subcontractor Scope
Vac It All	Remove Roof Gravel
Standard Heat	Duct work
MSI	Gas Pipe and Electrical Adjustments

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the Bid closing date.

If the Bid is accepted by the Design Team within the time period stated above Subcontractor agrees to:

- a. Execute the Agreement within five (5) days of receipt.
- b. Furnish the required Certificate of Insurance within ten (10) days of receipt of Agreement.
- c. Commence work as directed by the Construction Management Team.
- d. The Undersigned agrees to observe Owner's policies and all federal, state, and local rules, regulations, and statutes.

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

BID FORM SIGNATURES

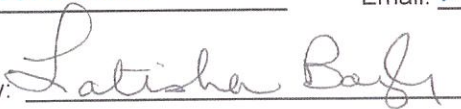
Bidder: Western Waterproofing Co Inc DBA Western Specialty Contractors

Signature:  Date: 7/14/2026

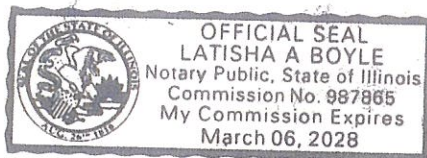
Printed Name: Jared Osterman Title: Assistant Branch Manager

Address: 309 NE Rock Island Avenue City: Peoria State: IL

Phone: 3096762374 Email: jaredo@westerngroup.com

Attest By: 

(SEAL)



END OF SECTION



Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

SECTION 00 41 00
BID FORM

PROJECT: Tazewell County Ancillary Project Roofing Replacement - Bid Package 4

To: **PJ Hoerr, Inc.**

107 Commerce Place
Peoria IL 61604
Phone: (309)688-9567

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION -- NOT USED

Project Name: Tazewell County Ancillary Project - Roofing Replacement

Project Location: McKenzie Building: 11 S 4th St, Pekin, IL 61554
Justice Center: 101 S Capitol St, Pekin, IL 61554

Project Architect: EA Architecture & Design
Construction Manager: P.J. Hoerr, Inc.

Bidder Name	<u>Henson Robinson Comapny</u>
Address	<u>3550 Great Northern Ave., Springfield, IL 62711</u>
Phone #	<u>(217) 544-8451</u>
Contact	<u>Chaize Mattison</u>
Email	<u>cmattison@henson-robinson.com</u>

This bid is based upon the bidding documents for this Project which consists of:

1. Specifications and Drawings issued dated June 18, 2026 via SmartBid.
2. Addenda as Follows:

Addendum No. (1) 1 dated 7/6/26 ;
Addendum No. () dated ;
Addendum No. () dated ;

Work Package (#/Description): ^{07.12}Roofing Replacement – Bid Package 4 Membrane Roofing & Roof Accessories

Having examined the site and having familiarized itself with the conditions affecting the cost of the work and with the bidding documents, Bidder hereby proposes to perform everything required and to furnish all labor, materials, necessary tools, expendable equipment and transportation services necessary to complete in a workmanlike manner the work package stated above in accordance with the bidding documents for the following sum:

Base Bid: One Million Five Hundred Thousand Seventy Five and no/100 Dollars

(\$ \$1,500,075.00)

004100-1

Bid Form

TAXES: This project is tax exempt.

ALTERNATES

Alternate Bids: "Alternate Bid" means a fixed amount for all labor, material, overhead, profit, and all other costs of whatever nature and character for the item described. Alternate Bids may be used to determine the lowest responsible bidder and will not be considered in any particular order. Voluntary alternate bids may be provided at the discretion of the bidding contractor. Attach additional information if necessary to describe the alternate work.

N/A

UNIT PRICES

The below unit prices will be used as an Add or Deduct from the base bid where changes in the Work are requested. The unit prices will be included in the Contract with the successful bidder. Note that if a unit price below affects the bid package and you fail to complete the unit price, you will be required to complete the unit price Work without additional compensation.

N/A

ADDITIONAL INFORMATION

The following questions will be used for bid evaluation:

1. Provide a list of your Subcontractors who will be performing work under your bid package.

Subcontractor Name	Subcontractor Scope
Montefusco	HVAC, Electrical & Plumbing Work
Vac-It-All	Gravel Vacuum

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the Bid closing date.

If the Bid is accepted by the Design Team within the time period stated above Subcontractor agrees to:

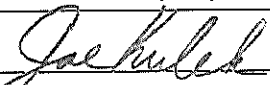
- a. Execute the Agreement within five (5) days of receipt.
- b. Furnish the required Certificate of Insurance within ten (10) days of receipt of Agreement.
- c. Commence work as directed by the Construction Management Team.
- d. The Undersigned agrees to observe Owner's policies and all federal, state, and local rules, regulations, and statutes.

Tazewell County Ancillary Project

Roofing Replacement - Bid Package 4

BID FORM SIGNATURES

Bidder: Henson Robinson Company

Signature: 

Date: 7-14-26

Printed Name: Joe Kulek

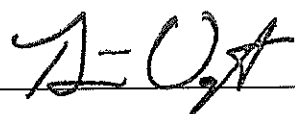
Title: President

Address: 3550 Great Northern Ave.

City: Springfield State: IL

Phone: 217-544-8451

Email: cmattison@henson-robinson.com

Attest By: 

(SEAL)



END OF SECTION

Work Package 07.12 – Membrane Roofing and Roof Accessories

SPECIFIC PROVISIONS:

Provide all labor, material, equipment, supervision and other items necessary to complete the **Membrane Roofing & Roof Accessories** work as required by the Contract Documents. Contract specifically includes, but is not necessarily limited to, the following:

The following Documents are incorporated into this Scope of Work:

- a. McKenzie Building Roof Requirements
- b. Justice Center Building Roof Requirements
- c. All Division 00 Specification Sections

Definitions:

1. The word “furnish” when used in this document means furnish completely, including all work and associated costs for: materials, shop drawings, transportation, insurance, field measurements, expediting, shipping, handling, packaging, storage, touch up materials, owner’s manuals, training, and any other accessories required for a complete installation.
2. The word “install” when used in this document means install completely, including all work and associated costs for: unloading, unpacking, hoisting, storage, hangars, supports, sleeves, seismic restraints, coordination, layout, shop drawings, review of shop drawings by others, excavation, backfill, dewatering, installation, cutting and patching, fire-stopping, clean up, inspections, documentation, protection of own work and work of others, and all other accessories, services and facilities required for a complete installation.
3. The word “provide” when used in this document means furnish, install, or perform completely, including all work and associated costs for: furnishing, installation, materials, labor, equipment, layout, tools and any other temporary or permanent facilities required to perform the work

General Scope:

1. Furnish all labor, material, tools, equipment, hoisting, scaffolding freight, transportation, coordination and appurtenances inherent or incidental, required to satisfactorily perform the **Membrane Roofing and Roof Accessories** work pursuant to the Contract Documents and this Scope of Work Package.
2. It is the intent of this Subcontract Agreement to provide for the complete submittals, coordination, furnishing and installation of the **Membrane Roofing and Roof Accessories** work as required, shown, described and specified under this Work Package, and all related scope and services, required in order to complete the Project. This Subcontractor shall be responsible to perform all Work not expressly specified or indicated by the Contract Documents but as required for a thorough and complete execution of the Work of this Work Package/Subcontract in every respect. Note that the word “provide” if, and when used herein shall mean furnish and install completely, including all costs for labor, materials, and equipment. It is further understood that the Project Drawings, Specifications and other Documents listed, may not be fully developed, and that the Total Subcontract Agreement Price will include a complete and functional installation to the satisfaction of the Owner and the Contractor.

3. Subcontractor shall perform all layout for Work of Subcontractor.
4. Subcontractor shall coordinate their work with PJ Hoerr and other trade subcontractors performing work in the area to ensure proper, timely and adequate interface.
5. Subcontractor shall provide all necessary protection of materials during installation until a complete finished product is provided.
6. Subcontractor shall remove all temporary devices, miscellaneous supports, etc. which interferes with subsequent work, are tripping hazards, or are aesthetically unacceptable.
7. Subcontractor shall provide all cleanup of materials, trash, and debris generated from their scope of work. Subcontractor to provide dumpsters for this scope of work.
8. Subcontractor shall limit access to roof work area, even at times when no work is ongoing, to meet OSHA and P.J. Hoerr standards. Subcontractor shall meet all requirements for fall protection as required by OSHA and P.J. Hoerr.
9. Subcontractor shall provide and install joint sealants integral to the system for their work unless noted otherwise.
10. Extra work change order requests shall not include any costs for office labor or project management labor. These costs are to be included in the overhead and profit.
11. Subcontractor shall provide and seal all penetrations related to their scope of work including but not limited to the roof, exterior walls, interior walls, floors, and smoke and fire assemblies.
12. Subcontractor shall be aware of and account for those finishes, equipment, and areas sensitive to airborne dust and fumes generated by the performance of their work.
13. Subcontractor shall furnish, install, maintain, inspect and remove all scaffolding and temporary protection necessary to complete their scope of work.
14. Subcontractor shall include all necessary mobilizations to maintain the project schedule. Subcontractor understands that multiple mobilizations may be necessary to complete this scope of work.
15. Subcontractor shall utilize Procore software platform provided by P.J. Hoerr, Inc. at no cost to subcontractor for RFI's, Submittals, etc. during the course of this project.

Specific Scope:

1. Subcontractor shall provide complete membrane roof system.
2. Demo and removal of the existing roof system.
3. Subcontractor shall offload gravel as it is removed and not stock pile gravel on roof before offloading
4. All existing equipment, mechanical, electrical, plumbing, low voltage, security or any other object in conflict must remain active and usable during this work.
5. Relocation, temporary modifications and the means and methods to do any provisions of all items in scope line item 3 are included in the roofer's scope of work. You are relocating, making safe and raising any items on the roof, parapets, platforms, etc. as part of this work.
6. All contractors, including MEP contractors, should be signatory with their respective unions.
7. Coordination of all shutdowns with PJ Hoerr and County is by roofer.
8. Subcontractor shall provide vapor barrier, rigid roof insulation, tapered insulation, cant strips, and protection board required for a complete installation.
9. Subcontractor shall provide all roof expansion systems, expansion joints, and expansion joint covers as required.
10. Subcontractor shall provide a complete roof system to ensure warranty requirements are

- met. Subcontractor shall include any and all work required by the manufacturer to meet warranty requirements.
11. Subcontractor shall provide pitch pockets, boots, etc. at all mechanical equipment, pipe penetrations, curbs, etc. that are shown on the construction documents.
 12. Subcontractor shall provide any component required to obtain the specified warranties.
 13. Subcontractor shall provide all necessary weather protection as required to guard insulation and roofing work from any damage during installation.
 14. Subcontractor shall provide all roof accessories.
 15. Subcontractor shall provide all roof walkway pads.
 16. Subcontractor shall remove all existing and provide all new flashings, counterflashing's, copings and associated sheet metal required for a complete roofing installation.
 17. Provide metal scuppers, metal downspouts, and associated items for roof drainage.
 18. Subcontractor shall provide new copings that match existing coping profiles
 19. All and any work, permits or any other items with costs associated with re-roofing both
 20. Provide Apeel <https://www.carlislesyntec.com/en/Roofing-Products/Other-Components/APEEL> or equivalent.
 21. Provide and install new roof access hatches and guardrails systems.
 22. This work will happen along with the exhaust fan and other mechanical upgrades and replacements on the existing Justice Center. This contractor must coordinate all activities with that selected Contractor to ensure that both Contractors can complete their work without impacting each other. Plan for those activities which will be procured under as a separate bid package.
 23. This work will happen along with the rooftop fresh air unit and other mechanical upgrades and replacements on the McKenzie Building. This contractor must coordinate all activities with that selected Contractor to ensure that both Contractors can complete their work without impacting each other. Plan for those activities which will be procured under as a separate bid package.
 24. Subcontractor shall survey all existing conditions of all components of work and shall include the cost to remediate any identifiable issues.
 25. Work shall comply with the current edition of the NRCA (National Roofing Contractors Association) Roofing and Waterproofing Manual.
 26. Subcontractor shall provide at least a 90 mph uplift rating and manufacturer warranty.
 27. Subcontractor shall have at least 5 years of experience installing specified material
 28. *Warranties for both building roofs shall be 20-year manufacturers and 2-year craftsmanship warranty per manufacturer's instructions.*
 29. *Note: On the Mckenzie Building; Install new parapet cap over existing stone cap.*

ALLOWANCES

All allowance amounts are explicitly for the performance of additional requirements which are not the contractual obligation of the Subcontractor and will be submitted as a change order request at direct costs plus Ten percent (10%) markup for overhead and profit. All allowances require prior written authorization from the Construction Manager prior to performing any work against the allowance item. All work must be evidenced by daily time and material tickets signed by the Project Superintendent. All unused allowances will be credited to the Owner.

1. N/A

EXCLUSIONS

The following items are specifically excluded from the Scope of Work/ Work Package.

- 1. NA

The subcontractor clearly understands that his subcontract is tied to a complete inclusion of this Scope of Work Package.

Joe Kulek, President
Name

Signature
7-14-26
Date

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 disposal of IT-related equipment and accessories; and

WHEREAS, the County has accumulated a large number of broken, unusable, and obsolete IT-related equipment which is being stored in a room set aside for this purpose in the basement of the Courthouse. The equipment includes computer monitors, keyboards, PCs (hard drives removed), printers, TVs, equipment charge cords, mice, microwaves, mini refrigerators, copiers, scanners, fax machines, etc.; and

WHEREAS, all equipment to be disposed of has been evaluated by Heart, the County's Managed IT Services provider, or past County IT personnel and deemed to be non-functional or outdated and no longer of use to the County; and

WHEREAS, these items have been deemed to have little or no resale value; and

WHEREAS, Heart is able to provide recycling services for some equipment while waste disposal is appropriate for other pieces of equipment. All IT-related equipment will be recycled or disposed of in compliance with applicable Illinois regulations; and

WHEREAS, inventory and asset listings will be updated to reflect the disposal of the equipment.

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 Facilities Director, the Finance Director and the Auditor of this action.

PASSED THIS 29th DAY OF JULY, 2026.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Hi Mindy,

Yes, the numbers listed look accurate. Regarding the items stored in the basement disposal room, we reviewed the attached resolution and believe it accurately represents the condition of the equipment currently stored in the Courthouse basement.

The equipment includes computers, laptops, monitors, keyboards, mice, printers, scanners, fax machines, televisions, network switches, cables, microwaves, mini refrigerators, and other outdated or nonfunctional equipment. IT considers these items to have little or no practical operational or resale value for the following reasons:

- The computers and laptops were removed from service during previous hardware modernization because they were outdated, no longer reliable, or unable to meet the County's current technology requirements. Many of the systems do not meet the hardware requirements needed to run Windows 11 and are no longer suitable for use within the County's environment or to meet current cyber insurance requirements
- The machines have been decommissioned and stripped of reusable components. Hard drives, memory, optical drives, and other serviceable parts have already been removed from many of the machines. Most of what remains consists of incomplete computer chassis that would require additional parts and labor to become operational.
- Any equipment or components that still had practical value were retained by IT and are being reused to repair or support equipment that remains in active service. The items placed in the disposal area are those that were determined to be unsuitable for further County use.
- The monitors, printers, scanners, fax machines, televisions, network equipment, keyboards, mice, cables, and related accessories are broken, obsolete, incomplete, incompatible with current systems, or have otherwise reached the end of their useful service life.
- Any data storage devices have been removed from the machines before disposal. The remaining equipment does not contain County information and is ready for recycling or other approved disposal.

Timely disposal is also necessary to support upcoming County hardware modernizations. IT currently has another group of replacement computers in the office that will soon be deployed. However, the existing disposal room is at or near capacity,

and there is not enough space to bring additional retired equipment back from County departments. Until the current equipment is removed, the lack of storage space may delay or prevent IT from completing the next phase of the hardware refresh.

Based on the equipment's age, condition, missing components, and lack of compatibility with current County technology standards, IT considers the equipment to have little or no reasonable resale value.

Please let us know if you need any additional information.

Thank you,

Darius Parker

Support Services Technician



3105 N. Main St. East Peoria, IL 61611

Email: dparker@heart.net

www.heart.net

Following is the list provided via Mike.

Minis - 17

SFF - 90

Laptops - 30

TVs - 9

Microwaves - 3

Printers - 9

Server Blades - 3

Scanners - 2

Old Switches - 20

Monitors - 150 - 200~

A bunch of boxes of keyboards and mice.

It is anticipated that the items highlighted above will not be removed by Heart and the responsibility of the county at a cost not yet determined.

Respectfully,

Jaclynn Workman

Administrator

Community Development

Tazewell County

Email: jworkman@tazewell-il.gov

Facilities Projects Update

July 16, 2026

Building	Project	Status	Update
Courthouse	Windows Replacement	Ongoing	A&E and PJ Hoerr have completed all preliminary discovery work and are finalizing bid package. They anticipate the package to be placed out for proposals early August.
Courthouse	Flooring Replacement	Ongoing	No Change -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
Courthouse	Painting/Plaster Repair	Ongoing	No Change -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 selection for the department and office areas to select from.
Courthouse	Landscaping	Ongoing	Chambers Landscape has completed the removal of all old plants and soil/river rock from the courthouse areas. They have completed the install of the brick edging and rock wall at the northeast side of the courthouse. All trees identified for removal has been completed. Irrigation system modifications has begun and anticipate completion by end of July.
Courthouse	Restrooms Remodel	Ongoing	We continue working with PJ Hoerr and the A&E firm. They have provided preliminary drawing and materials samples for review. We have reviewed the material selections and narrowed samples for pricing that is within the budget scope. The A&E firm is working to finalize the bid package for proposals.

Facilities Projects Update

July 16, 2026

Building	Project	Status	Update
Courthouse	Re-Keying Doors	Ongoing	We are working with PJ Hoerr and S&S Hardware to detail each building key matrix. Facilities is working through the matrix to determine the keying for each area and department and are working through door locks and keying identification/assignments for each departmental doors.
Courthouse	Flag Pole	Ongoing	The new flag pole has been installed. We are working with the manufacture to modify the flag cable provided for a smaller flag than what was provided.
Courthouse	Replace Circuit Clerks Counters and new Desk Cubicles	Ongoing	The counter and countertops have been installed, as well as electrical and data lines in preparation for new desk cubicles. Desk cubicles have been ordered and anticipate a delivery in September.
Courthouse	Phase 2 Electrical Upgrades	Ongoing	PJ Hoerr working on finalizing the bid package
Courthouse	Resurface/Replace Exterior Stairs	Ongoing	No change- In PJ Hoerr's court
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. Working with the contractor with a timeline.
Health Dept. - Pekin	Parking lot Resealing	Ongoing	No Change: This will be FY27 work and will include the area around the EMA building. Final pricing has not been received.
Justice Center	Flooring	Ongoing	Carpet and flooring samples have been reviewed by all parties and selections made. We have directed PJ Hoerr to move forward for cost proposals based on the selections made. They are working on bid pack
Justice Center	Replace Plumbing Controls	Ongoing	We have been working through the coordination and logistics of all work associated with completing this project. Materials have arrived for the controls. We are waiting on background approvals for Heart so they can begin the data line installation.

Facilities Projects Update

July 16, 2026

Building	Project	Status	Update
Justice Center	Repair Shower Walls	Ongoing	We have been working through the coordination and logistics of all work associated with completing this project. Corrections have units cleared out for this work to be completed. Work to begin Monday 7/20
Justice Center	Repair Community Room Desk Veneer and new chairs	Ongoing	PJ Hoerr and Benchmark. We are working with the contractor to finalize the installation work . Set to begin installation the week of Aug 10th. Chairs to be order upon approval.
Justice Center	Roofing	Ongoing	Working with PJ Hoerr. We have received bids and pending Board approvals
Justice Center	Sally Port Door Replacement	Ongoing	Project has been awarded and waiting on materials. Anticipate starting the first week of a August.
McKenzie	Flooring	Ongoing	No Change-Working with Wold. Flooring samples have been selected provided for material pricing. We are working with Wold in determining final colors based on selected paint colors. PJ is prepared once a direction has been provided
McKenzie	Painting/Walls	Ongoing	No Change -Working with Wold. Final paint colors have not been finalized . PJ is prepared once a direction has been provided
McKenzie	Re-key Doors	Ongoing	We are working with PJ Hoerr and S&S Hardware to detail each building key matrix. Facilities is working through the matric to determine the keying for each area and department and are working through door locks and keying identification/assignments for each departmental doors.
McKenzie	Roof Replacement	Ongoing	Working with PJ Hoerr. PJ finalized the bid package fand received all bids. Currently waiting on Board approval for bids
McKenzie	Electrical upgrade and lighting replacement	Ongoing	No Change - PJ Hoerr has been working on a bid package and working through specifics of the project requirements. It is anticipated that early Aug the package will be placed for proposals.

Facilities Projects Update

July 16, 2026

Building	Project	Status	Update
McKenzie	Lighting Replacement	Ongoing	No Change- PJ Hoerr has been working on a bid package and working through specifics of the project requirements. It is anticipated that early Aug the package will be placed for proposals.
Emergency Management Building	Paint Interior	Ongoing	No Change- Anticipate this to be completed FY 27
New Justice Center Annex	Site Activities	Ongoing	Refer to project report provided by PJ Hoerr
Animal Control	New Building Site Activities	Ongoing	Project is complete and working to complete the activation process



GENERAL PROGRESS SUMMARY

This week, the project continued to make progress, achieving several key milestones. Structural steel erection and second-floor metal decking have been completed, and framing of the lower level is now complete. The Lower level is moving quick as we continue the in wall and overhead rough in's. Work continues to progress in accordance with the project schedule.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	06/18/2027	Set Steel & Deck to Second Level	07/01/2026
PROJECTED COMPLETION	06/18/2027	Lower Level Framing is Complete	07/13/2026

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

UPCOMING WORK

NEXT WEEK (07/20/26)	SECOND WEEK (07/27/26)	THIRD WEEK (08/03/26)
-Rough In-In Deck MEP 2nd Floor -FRP Deck Second Level Slab On Deck -Set Steel and Deck 2nd and 3rd Level with Roof/Joist -Frame Interior Ceilings & Soffits -Cable Tray -Set AHU1,AHU2,AHU3	-Rough In-In Deck MEP 2nd Floor -FRP Deck Second Level Slab On Deck -Set Steel and Deck 2nd and 3rd Level with Roof/Joist - Cable Tray -FRP Tunnel Foundations Concrete -Tunnel Pre-Pour MEP Rough In	-FRP Deck Second Level Slab On Deck -Set Steel and Deck 2nd and 3rd Level with Roof/Joist -Exterior Framing And Sheeting 1st Floor -Overhead MEP Rough In -FRP Tunnel Foundations Concrete -Tunnel Pre-Pour MEP Rough In



Project Name: **Tazewell County Justice Center Annex Project**
 Report: **Owner's Contingency Spent To Date**
 Date: July 17, 2026
 Fund Project is CIP Fund
 Budgeted In:

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 modificaitons
1.9.26	PR #9 Mechanical Coordination	Final	9,678.02	miscellaneous plumbing & mechanical modifications
5.26.26	PR #10 Architectural Coordination	Final	53,091.36	miscellaneous architectural modifications to window openings, roofing, wall-ttype, & window shades for project
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	ESTIMATE	17,481.15	
2.17.26	PR #12 - Access panel revisions; alternate pricing	ESTIMATE	3,164.91	
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 Revisions	Final	37,883.93	the boiler and water heater originally speced for the project needed to be changed due to the needed flue length
3.23.26	PR #15 - electrical furniture coordination	Final	2,026.23	added recepticals - by Foster Jacob
5.4.26	PR #17 - depressed slab clarification	ESTIMATE	TBD	
6.2.25	PR #18 - grand jury room clarifications; converting space held for grand jury room #3 to space for 3 offices	ESTIMATE	14,499.05	asking about addt'l cost; I believe there should be some cost decrease coming as well with this change due to the elimination of bathrooms, less expensive finished and furniture, etc.
7.16.26	PR #20 - BIM & RFI Coordination	PENDING	TBD	
Total Contingency Spent to Date:			\$ 232,646.56	
ESTIMATED Remaining Contingency on Project Before Additions to Contingency:			\$ 657,739.44	
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.
7.1.26	Security Desk glass & framing modifications per Wold	Final	6,852.00	eliminate bullet resistant frames around security desk from project

7/17/2026 8:50 AM

S:\Finance\Supervisors\1 - Justice Center Annex\1 - GMP - Costs - PR - Contingency\Contingency\Owner's Contingency Tracking - JC Annex -

Change Order Date:	Description:	Estimate or Final	Cost:	Notes
5.5.26	PR #16 - casework, plumbing fixtures & floor box - CREDIT TO PROJECT CONTINGENCY \$10,586.5	ESTIMATE	10,586.50	
6.8.26	PR #19 - LL BIM Clarifications	ESTIMATE	1,725.00	
7.9.26	RFI 101 & SI 6 revisions	ESTIMATE	1,301.00	
ESTIMATED Remaining Contingency on Project:			\$ 765,199.04	

**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: July 17, 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
5.6.26	lower level DensGlas pre-rock top-out	ESTIMATE	8,015.00
6.30.26	add window to mock up	ESTIMATE	1,027.50
4.2.26	RFI 54 -Duct in Center of Shaft modifications (T&M not to exceed \$46k)	ESTIMATE	46,000.00
7.14.26	Protection of duct insulation	ESTIMATE	30,000.00
7.14.26	Main Level Densglass	PENDING	TBD
7.14.26	Mechanical Pit Densglass	PENDING	TBD

Total Contingency Spent to Date - ESTIMATE : \$ 183,572.93

Remaining Contingency on Project - ESTIMATE: \$ 706,813.07

Animal Control Facility Project

Reductions and Additions to Project Cost & Contingency Balance

Project #: 2025-P-02
 Resoltuion(s): P-25-07
 Updated: 6.16.26

Responsible Fund:

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

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			
3	(37,500.00)		
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			
2	(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	
		Adjusted Project Cost	Contingency Balance FY25 & FY26	Adjusted Project Cost	Contingency Balance FY25 & FY26
11	Changed from adding bollards around antenna towers (now done in-house) to Asphalt of ring road & parking lot - to be paid by AC Fund	60,934.00			
12	Install sign on front of building - to be paid by AC Fund	248.60			
13	T&M Midmark Installation of Kennels - to be paid by AC Fund	44,736.46			
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	585,852.60	208,433.54	-	-
Adjusted Project Cost		3,856,076.06		376,000.00	
Remaining Contingency Balance by Fund			145,224.61		18,800.00
Total Net Cost (Increase) Decrease to Project Budget		(298,352.60)		-	
Net Increase (Decrease) to Project Due to Change Orders					
Amount of Contingency Funds Used of Change Orders		132,028.52	63,609.46		
Net Increase (Decrease) to Project Due to Costs Paid Directly by Tazewell County					
Amount of Contingency Funds Used for Project Costs Paid Directly by Tazewell County		166,324.08	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			116,736.34	
Total Animal Control Fund Project Expected Expenditures To Date				310,364.15	-
Remaining Animal Control Fund Project Budget				65,635.85	18,800.00

Animal Control Facility Project

Additional Cost Details

Project #: 2025-P-02
 Resoltuion(s): P-25-07
 Updated: 6.16.26

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	INCLUDED ABOVE	
		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 - ACTUAL	250,000.00	115,316.31	365,316.31	quote fm MidMark for kennels - updated 3.3.26; adding in the kennel banks cost of \$16,424.42
MidMark	Kennels - Freight on kennels & kennel banks - covered under AC Fund B as detailed above - ACTUAL		10,484.55		
PJH	Kennels - Assembly & Installation - covered in AC Fund B as detailed above ACTUAL		44,736.46		
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		170,537.32	20,537.32	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
				20,537.32	Overage of kennel purchase as detailed above
				60,934.00	Addt'l cost to lay asphalt on ring road \$23,043 & rear lot \$26,033 & \$11,858 for exit drive- ACTUAL
				TBD	moving costs - for bigger things
				3,533.00	THE - adding access controls to GenPop kennel off the drive door & dog adoption exterior door; QUOTE
				TBD	phones
				3,888.86	THE - adding 4 cameras to cat & dog adpotion rooms - ACTUAL
				4,366.48	Atlas Supply - start up cleaning supplies - not capital - ACTUAL
				1,250.00	Atlas Supply - chemical dispenser - LOTUS Pro - ACTUAL
				1,500.00	tack boards for reception area; ESTIMATE
				15,159.85	Appliances from Shermans - washers, dryers, microwave, fridge, freezers - ACTUAL
				800.00	move shed to new location - ESTIMATE
				2,838.23	Storage room shelving; Global Industrial; actual
				1,500.00	Signage package; ACTUAL
				248.60	PJH to install sign on front of building
				TBD	landscape & carving large stone out front
				180.00	purchase a new safe - ESTIMATE
				N/A	POSSIBLE EXP - kennel banks missed in Midmark plans; quote \$16,424.42 without freight- to be paid out of sponsorship; included in kennel costs above
				\$ 116,736.34	
				\$ 31,263.66	Remaining additional \$148k AC Fund contribution to new building

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Tazewell County

Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager

Updated July 13, 2026

Approved Budget for Capital Improvement Projects with PJ Hoerr as Project Manager in FY26 Budget Document CIP Plan	8,198,132.00
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Cost Estimate for Projects Completed & Quoted to Date per FY26 Budget Document	3,282,300.00
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Final or Quoted Cost for Projects Complete & Quoted to Date	2,933,761.54
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Amount Under (Over) Cost Target to Date	348,538.46
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Percentage Under Cost Target to Date	10.62%
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Tazewell County											
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager											
FY25 through FY30 Plan											
Updated July 13, 2026				Actual Final Cost							
				Quoted Cost							
				Current Best Quote - In Process							
				Partial Cost							
Category		Funding Source	Project Budget per FY26 Budget Document	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)	-			pre-bid		
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										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
FY25 through FY30 Plan										
Updated July 13, 2026				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget per FY26 Budget Document	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 July 13, 2026				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget per FY26 Budget Document	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 - combined w/ Justice Center Roof Replacement project to obtain best pricing		CIP Fund	budget moved to Justice Center section			-				
Replace Rooftop Exhaust Fans		CIP Fund	10,000	1,920.31	(8,079.69)		1,920.31	done in-house	complete	
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	Board approved 4.2026; work to beg 7.2026	Williamson Blide & Drapery
Water Fountains with Bottle Fillers		CIP Fund	22,000	16,837.12	(5,162.88)	8,737.12	8,100.00	Dries Plumbing	quoted	Illini Plumbing \$9879; GA Rich \$11,500

Tazewell County										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
FY25 through FY30 Plan										
Updated July 13, 2026				Actual Final Cost						
				Quoted Cost						
				Current Best Quote - In Process						
				Partial Cost						
Category		Funding Source	Project Budget per FY26 Budget Document	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	156,511.82	(29,488.18)	52,511.82	104,000.00	Midwest Commercial Coatings, Inc.	quoted	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 - addtl subs
	Repair/Replace Roofing - Justice Center; includes Roof Replacement project for McKenzie Bldg (above) to obtain best pricing:									
	Justice Center	CIP Fund	810,000	1,220,637.67	(93,637.67)	123,047.67	1,097,590.00	Kreiling Roofing	quoted; start date approx 9.1.26; completion by 12.31.26	Sterling \$1,431,100, Western \$1,467,000, Henson Robinson \$1,500,075
	McKenzie		317,000							
	Replace Exhaust Fans	CIP Fund	87,000		(87,000.00)	-				
	Replace Chairs in Community Room	CIP Fund	19,000	30,434.31	11,434.31	-	30,434.31	Widmer - cooperative state bid	ordered	n/a
	Replace Flooring - Sheriff's Office & Community Room	CIP Fund	108,000		(108,000.00)	-			planning	

Tazewell County										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
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Category		Funding Source	Project Budget per FY26 Budget Document	Cost	Amount Over (Under) Budget	PJ Hoerr Cost	Subcontractor Cost	Subcontractor	Project Status - complete, in process, etc.?	Other Quotes Received
	Replace Sally Port Doors	CIP Fund	50,000	21,877.97	(28,122.03)	4,190.32	17,687.65	Wayne Dalton	quoted	Mid Illini Doors \$30,332.9; Crawford & Brinkman \$18,400
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		N/A					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	\$ 2,950,174	\$ (5,435,233)	\$ 457,327	\$ 2,492,848		
Projects Completed & Quoted To Date				\$ 3,282,300	\$ 2,933,762	\$ (348,538)	\$ 2,950,174	Expense to Date		