



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, August 18, 2026 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the July 21, 2026 meeting and July 29, 2026 in-place meeting
- III. Public Comment
- IV. New Business
 - A. Discussion: Arcade Building Arch
 - B. Discussion: Placement of Medal of Honor Monument
 - C. Discussion: Projects Update
- V. Reports and Communications
 - A. Justice Center Annex Project Update Including Contingency Spent to Date
 - B. 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, July 21, 2026 – 3:31 p.m.

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

Committee Members Absent: Vice Chairman Eric Stahl, Kim Joesting

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER HOPKINS**
to approve the minutes of the June 16, 2026 meeting and June 24, 2026 in-place meeting

On voice vote, **MOTION CARRIED UNANIMOUSLY**

P-26-17 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER HOPKINS** to
recommend to Approve Usage of Contingency Dollars for the Justice
Center Annex

Administrator Darcy stated that a request had been received to use \$37,883.93 from the Owner's Contingency fund to upgrade the boiler model being installed as part of the project. She explained that the upgrade was necessary to comply with the manufacturer's specifications regarding the required length of the flue piping.

Member Harris asked whether the project remained within the available contingency budget. Administrator Darcy stated that \$765,199.04 remained in the project's contingency fund.

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

P-26-19 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER SCHMIDGALL** to
recommend to Approve McKenzie Building and Justice Center Roof
Replacement Projects

Administrator Darcy stated that PJ Hoerr received four bids and Kreiling Roofing was the lowest bid. She stated that 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. She stated that these funds will only be spent if they are needed.

Member Hopkins asked whether the road closure would only be necessary while the equipment was being placed on the roof. Administrator Darcy stated that Facilities Maintenance Director Mike Schone has been working with P.J. Hoerr to explore options that would eliminate the need for a road closure by utilizing the

County parking lot instead, thereby avoiding the associated costs.

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

P-26-21 MOTION BY MEMBER HARRIS, SECOND BY MEMBER SCHMIDGALL to recommend to Approve the Disposal of IT-Related Equipment and Accessories

Administrator Darcy stated that this request is to dispose of obsolete, broken, and no longer usable IT-related equipment and accessories. She provided a presentation showing the equipment currently being stored that is no longer needed. She explained that the County has been working with Digital R-E-D, an electronics recycling company that the County has used previously, and that the company is willing to collect the equipment for recycling and provide the County with compensation for the recyclable materials. She stated that they expect that the County has 5-8 pallets of electronics.

Member Harris questioned whether all of the electronics had been purchased by the County or whether some of the items had been brought in by employees. Administrator Darcy stated that the vast majority have been purchased by the County.

Administrator Darcy stated that anything that has memory has been removed from the device and Heart has a record of it being destroyed.

MOTION BY MEMBER HARRIS, SECOND BY MEMBER HOPKINS to recommend to amend the Resolution to state that Digital R-E-D as opposed to Heart is able to provide recycling services for some equipment while waste disposal of appropriate for other pieces of equipment.

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

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

DISCUSSION: Current Project Update

Facilities Maintenance Director Mike Schone provided an overview of current projects.

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

Administrator Darcy stated that the reports were included in the members' folders. She stated that the Justice Center Annex is on track to be completed in July of 2027. She stated that on August 18th at 10:30 a.m. a tree topping ceremony will take place for the Justice Center Annex building. She stated that it marks an important point in the construction where PJ Hoerr has completed the steel construction of the building.

Administrator Darcy stated that the Animal Control building is open and they are still compiling final costs. She stated that they are over budget but under the contingency amount for the project.

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 Chairman Schneider recessed the meeting at 3:50 p.m.

(transcribed by S. Gullette)

Minutes pending committee approval



In-Place Property Committee Meeting

James Carius Community Room

Wednesday, July 29, 2026 – 6:33 p.m.

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

Committee Members Absent: Kim Joesting

Others Attending: Mindy Darcy, County Administrator

P-26-20 MOTION BY MEMBER STAHL, SECOND BY MEMBER SCHMIDGALL to recommend to Approve the Official Name of the Justice Center Annex

Chairman Schneider recommended approving the Resolution as presented, with all options listed, so that it can be brought before the full County Board for further discussion and consideration.

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

RECESS Chairman Schneider recessed the meeting at 6:34 p.m.

(transcribed by S. Gullette)

County Project Update
August 12, 2026

Building	Project	Status	Update
Courthouse	Windows Replacement	Ongoing	No Change -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 landscape beds areas at the Justice Center to include new plants and rck in the beds. They still need to plant two oak trees and beds, sod and seeding work. They have completed the installation of all landscape bed plants and rock at the courthouse and McKenzie building. They have installed the landscape lighting and it is operational with exception of the southwest side due to electrical needs. They have received the oak trees and will be working to get those planted. Once all plants are complete they will begin the sod and seeding work. Maintenance staff have been doing daily watering of all new plants.

County Project Update
August 12, 2026

Building	Project	Status	Update
Courthouse	Restrooms Remodel	Ongoing	No Change -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.
Courthouse	Re-Keying Doors	Ongoing	No Change -We are working with PJ Hoerr and S&S Hardware to detail each buildings key matrix. Facilities had been working through the matric to determine the keying for each area and department We had been are working through door locks and keying identification/assignments for each departmental doors.
Courthouse	Bathroom Remodel	Ongoing	PJ and KED have completed the design process. Paint, flooring and wall tiles have been selected as well as countertops and partitions. Ked will work on finalizing the bid documents and prepare the final bid package for approval.
Courthouse	Replace Circuit Clerks Counters and new Desk Cubicles	Ongoing	No Change -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	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.
Courthouse	Resurface/Replace Exterior Stairs	Ongoing	No change - In PJ Hoerr's court
Health Dept. - Pekin	Parking lot Resurfacing	Ongoing	No Change: This will be FY27. Bid package for proposal has not been completed.
Health Dept. - Pekin	Landscaping/ Sodding	Ongoing	No change -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. Anticipate FY27
Health Dept. - Tremont	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.

County Project Update
August 12, 2026

Building	Project	Status	Update
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 anticipate request for bid proposals to be sent out in August
Justice Center	Replace Plumbing Controls	Ongoing	Materials have arrived for the controls. Heart has begun installing data cables and controllers in B-unit. They have also completed data lines on the first floor. Once all data cables are installed and computers are in place our plumbing contractor will complete their portion of the project.
Justice Center	Repair Shower Walls	Ongoing	Work has begun and the contractors have completed A-1 and B-unit. Facility staff are working in conjunction with the contractor and refurbishing all shower controllers, handicap rails as well as re-upholstering/rebuilding the handicap seats.
Justice Center	Repair Community Room Desk Veneer and new chairs	Ongoing	We are working with PJ Hoerr and Benchmark to finalize the installation work. The work is set to begin the week of September 7th. Chairs are ordered and set for delivery.
Justice Center	Roofing	Ongoing	Working with PJ Hoerr. The project has been awarded to Krieling Roofing and is scheduled to begin the first week of September.
Justice Center	Sally Port Door Replacement	Ongoing	Project has been awarded and waiting on materials. Work began is to start the week of August 17th.
Justice Center	Replace Exhaust Fans	Ongoing	Contractors have provided bid proposals. We are reviewing the bids and contemplating the proposals and cost provided.
McKenzie	Flooring	Ongoing	No Change -Working with Wold/PJ. Flooring samples have been selected and provided for material pricing. PJ has completed the bid proposal package and has scheduled a prebid walk through.
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

County Project Update
August 12, 2026

Building	Project	Status	Update
McKenzie	Re-key Doors	Ongoing	No Change -We are working with PJ Hoerr and S&S Hardware to detail each buildings key matrix. Facilities had been working through the matric to determine the keying for each area and department We had been are working through door locks and keying identification/assignments for each departmental doors.
McKenzie	Bathroom Remodel	Ongoing	PJ and KED have completed the design process. Paint, flooring and wall tiles have been selected as well as countertops and partitions. Ked will work on finalizing the bid documents and prepare the final bid package for approval.
McKenzie	Roof Replacement	Ongoing	Working with PJ Hoerr. The project has been awarded to Krieling Roofing and is scheduled to begin the first week of September.
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.
McKenzie	Replace Blinds	Ongoing	The contractor has completed the installation all blinds delivered. There is four windows that are still missing blinds and once delivered will be installed.
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.
McKenzie	Replace Fresh Air Unit	Ongoing	Contractors have provided bid proposals. We are reviewing the bids and contemplating the proposals and cost provided.
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 finalize the activation process



GENERAL PROGRESS SUMMARY

This week marked another significant step forward as crews completed the second level slab on deck pour and began forming the tunnel foundation walls. Mechanical and electrical rough-in's continue throughout the basement and first level, while structural steel erection progresses towards topping out the building.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	06/18/2027	Second Level SOD	8/13/2026
PROJECTED COMPLETION	06/18/2027	Set Steel & Deck to Third Floor	08/07/2026

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

UPCOMING WORK

NEXT WEEK (08/17/26)	SECOND WEEK (08/24/26)	THIRD WEEK (08/31/26)
- Lower/First Level Overhead/In Wall Rough In - Door Frames - Form/Pour Tunnel - Sequence 5 Steel/Roof Joists - Set AHU's	- Lower/First Level Overhead/In Wall Rough In - Form/Pour Tunnel - First Level Framing - Final Steel Detailing - Underground Utilities	- Lower/First Level Overhead/In Wall Rough In - First Level Framing - Underground Utilities



Project Name: **Tazewell County Justice Center Annex Project**
 Report: **Owner's Contingency Spent To Date**
 Date: August 13, 2026
 Fund Project is CIP Fund
 Budgeted In:

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

Change Order Date:	Description:	Estimate, Pending 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, Pending 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
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, Pending 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	PENDING	TBD	
6.2.25	PR #18 - grand jury room clarifications; converting space held for grand jury room #3 to space for 3 offices	PENDING	TBD	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:			\$ 197,501.45	
ESTIMATED Remaining Contingency on Project Before Additions to Contingency:			\$ 692,884.55	
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

Change Order Date:	Description:	Estimate, Pending 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	PENDING	TBD	
7.9.26	RFI 101 & SI 6 revisions	ESTIMATE	1,301.00	
7.20.26	PR #12 R2 - Access Panel Clarification	ESTIMATE	5,542.00	
ESTIMATED Remaining Contingency on Project:			\$ 804,161.15	

**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: August 13, 2026
 Fund Project is Budgeted In: CIP Fund

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

Change Order Date:	Description:	Estimate or Final	Cost:
10.1.25	shoring up the wall along Elizabeth Street	Final	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	Final	4,673.00
1.29.26	additional funding needed to cover permit requirements through City of Pekin	Final	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

Tazewell County
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager
Updated August 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 August 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	7,340.38	(262,659.62)	3,840.38	3,500.00	Foster Jacob	sporadic/ 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 August 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 August 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	2,734.50	(116,265.50)	73.25	2,661.25		sporadic/ partial	
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	complete	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	complete	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										
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				Current Best Quote - In Process						
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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
	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	in house; not thru PJH; used purchase contract w/ Widmer
	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										
FY25 through FY30 Plan										
Updated August 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
	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	complete	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	complete	Aupperle \$36,843 & Hein \$39,642.78; cost of flag pole fm Flagpoles ETC \$9,849.87
Report Total				\$ 8,198,132	\$ 2,954,817	\$ (5,430,590)	\$ 459,308	\$ 2,495,509		
Projects Completed & Quoted To Date				\$ 3,282,300	\$ 2,933,762	\$ (348,538)	\$ 2,954,817	Expense to Date		