



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554

Tuesday, September 22, 2026 – 3:30 p.m.

I. Roll Call

II. Approve the minutes of the August 18, 2026 meeting

III. Public Comment

IV. New Business

P-26-22 A. Approve Usage of Contingency Dollars for the Justice Center Annex

B. 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, August 18, 2026 – 3:30 p.m.

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

Committee Members Absent: Chairman Max Schneider

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER GLUECK**
to approve the minutes of the July 21, 2026 meeting

On voice vote, **MOTION CARRIED UNANIMOUSLY**

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER HOPKINS**
to approve the minutes of the July 29, 2026 in-place meeting

On voice vote, **MOTION CARRIED UNANIMOUSLY**

DISCUSSION: Arcade Building Arch

Administrator Mindy Darcy stated that when the Arcade Building was taken down, it was approved through a Resolution to preserve the arch and find a way to incorporate it into the design in the Justice Center Annex Building. She stated that they are proposing that they provide pictures of the arch to the landscaper for the Justice Center Annex and have them incorporate it into the design of the landscape.

Member Proehl stated that it would be nice to encourage the landscaper to involve a local artist to see if they have any ideas.

Facilities Maintenance Director Mike Schone confirmed that the arch is made of concrete.

Member Crawford stated that he does not recall many Tazewell County offices being located in the building and questioned the need to spend time and money on this item.

Administrator Darcy stated that she believes the Veterans Office was at one time located in the building.

Member Milam stated that, in his opinion, the arch should be relocated somewhere, given that the public was adamant about preserving it.

Vice Chairman Stahl and Member Harris agreed that we told the public we would do something with it so it needs to go somewhere.

Member Schmidgall questioned if it could be displayed inside as opposed to outside.

Administrator Darcy stated that it is not feasible to incorporate it into the design of the new building.

DISCUSSION: Placement of Medal of Honor Monument

Administrator Darcy displayed a slideshow with three options for the placement of the monument. She stated that the board passed the monument in early 2026. She stated that the monument is 8" thick, 4' wide, and 6' tall.

She stated that it was discussed placing the monument in front of the taller medal structure, which is an electrical box. However, Director Schone called around and was advised that placing the monument directly in front of the box would not be a good option, but it could be placed directly to the right of it.

Member Crawford recommended touching base with Kaden Nelms, Chairman of the Historical Preservation Committee, as well as County Clerk John Ackerman, and Circuit Clerk Linc Hobson, who are also on the committee, as they had some strong suggestions regarding the placement of the monument. He stated that he does not have a preference as long as the monument is not blocking anything else.

Administrator Darcy stated that she toured the grounds with County Clerk Ackerman and his preferred spot is the one that is being discussed.

Member Proehl stated that it is her recommendation to place the monument between the bench and the fence on the right side.

Administrator Darcy stated that this location was discussed; however, it was determined not to be an appropriate placement because it would blend in with and appear to be part of the existing monument on the left.

Member Crawford stated that several people have contacted him regarding the landscaping and stated that the property looks clean and professional.

Member Schmidgall expressed concern regarding the nearby electrical box, stating that it would be visible in the background of photographs taken of the monument.

Director Schone stated that nothing can be placed within 10 feet of the green box on the left because it is owned by Ameren. He further stated that the other box is owned by Tazewell County and contains switchgear for the generators, requiring 48 inches of clearance in front of it.

Vice Chairman Stahl received consensus from the committee to proceed with Option 1, which places the monument to the right of the generator box.

DISCUSSION: Current Project Update

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

Vice Chairman Stahl stated that he walked toward the Courthouse earlier in the day and commented that it is a beautiful building, particularly with the cleaned-up landscaping.

Member Proehl thanked Administrator Darcy and Director Schone for their hard work in getting this project completed.

Member Hopkins questioned the status of the rekeying project. Administrator Darcy stated that they are working on revising the rekeying policy.

DISCUSSION: Justice Center Annex Building Project Update Including Contingency Spent to Date

Administrator Darcy stated that the report was included in the members' folders. She stated that the project is coming along nicely, even with all the recent rain. She stated that there is over \$800,000 remaining in contingency for the owner's side and for the contractor side there is over \$706,000 remaining.

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. She stated that for all of the projects that have been completed or quoted, we are under budget by \$348,538.46 or by 10.62% under budget.

RECESS Vice Chairman Stahl recessed the meeting at 3:53 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 \$35,785.77 to accommodate changes to doors, intercom station, existing wall, paint, and miscellaneous block work.

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 30th DAY OF SEPTEMBER, 2026.

ATTEST:

Tazewell County Clerk

Property Committee Chairman

Request for Change Order

OCA: 29

PR Date: August 6, 2026

Project: Tazewell Justice Center Annex

Project #: 11190

Description of Changes:

Changer per PR 22, including revision 1.

Cost Detail:

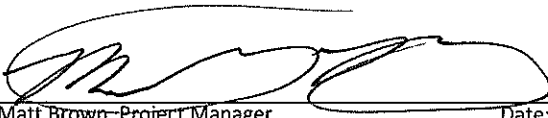
Description	Sub / Supplier	Costs				Total
		Subcontractor	Material	Equipment	Labor	
Added Metal Stud Framing	Allied	\$ 810.00				\$ 810.00
Remove & Reinstall Frames, Additional Frames	PJH	\$ 14,108.00			\$ 800.00	\$ 14,908.00
Intercom Station @ BA04B	SAS	\$ 4,402.00				\$ 4,402.00
Changes to Existing Wall	FJ	\$ 2,988.00				\$ 2,988.00
Paint HM Door and Frame	MCC	\$ 900.00				\$ 900.00
Demo & Misc. Block Work	Summit	\$ 10,820.00				\$ 10,820.00
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
Column Totals:		\$ 34,028.00	\$ -	\$ -	\$ 800.00	\$ 34,828.00

Total General Condition & Trade Costs: \$ 34,828.00

2.75% PJ Hoerr Fee: \$ 957.77

Total RFCO: \$ 35,785.77

Submitted by:


Matt Brown, Project Manager
P.J. Hoerr, Inc.

Date: 9/10/2026



2004 Linview Ave Urbana, IL
Phone: 217-729-1802

August 17th, 2026

ATTN: Bryce
Company: PJ Hoerr

Tazwell Co Justice
Quote – PR 22

All quotes will be honored for 90 days.
We propose to furnish all necessary tools, labor and material to complete the following work: 099123 Painting;

Inclusions

to paint HM door and frame at added door openings

Exclusions

Disposal or Moving of Furnishings or Appliances
No work unless mentioned above
No Overtime
No wall paint

Total: \$900.00

Thank You,
Trevor Simpson
Estimator/Project manager
MCCI



S & S BUILDERS HARDWARE CO.

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

August 14, 2026

Proposal

RE: Tazewell County New Justice Center Annex - PR22

We propose to furnish the following materials only:

Doors/Frames/Hardware

1 – Hollow metal frame, 3-sided, welded

Total \$490.00

Exclusions

1. Bituminous coating of frames, where applicable.

Notes:

1. Materials tailgate delivered to jobsite. Unloading and installation by others.
2. Sales tax not included. Add 9% if applicable.
3. Terms: Net, 30 days, no retainage.
4. Quoted price subject to change based on current economic conditions and vendor pricing.

Contact: Nick Summers

***PR22 Schedule in Avaware - Release from there**

460 Decorah Rd
West Bend WI 53095

Date	Estimate #
8/24/2026	PR#22REV1

Name / Address
P.J. Hoerr, Inc. 107 N commerce Place Peoria IL 61604

			Project
Description	Qty	Rate	Total
ADD DHM openings BA04B	1	6,163.00	6,163.00
ADD detention door hardware set D8.0	1	5,592.00	5,592.00
ADD install of door and detention hardware (frame install by others)	5	125.00	625.00
10% OH and profit	1	1,238.00	1,238.00
		Subtotal	\$13,618.00
		Sales Tax (0.0%)	\$0.00
		Total	\$13,618.00



Attention: Bryce Reed
PJ Hoerr, Inc.

Phone:

Fax:

Email: bryce@pjhoerr.com

Date: 8/11/2026

PROPOSAL #: 26402

Tazewell County New Justice Center Annex – PR 22

Bryce:

We have included pricing for PR22 for the Tazewell County New Justice Center Annex project. For this PR, we will have the following changes to our scope of work.

- Add control of Door BA04B to the existing touchscreen control system.
- Add 2 additional intercom call stations
- Since the double doors have added a "head bolt keeper indication switch" (this is a "locked indicator" for the double door), this will require us to have a separate input to the PLC door control system.

Work by others

- Div. 26 EC will need to run new door control cabling to the security electronics head-end location (1B08) for Door BA04B.
- Card Reader system provider will need to provide a dry contact output relay from the card reader system to connect to a spare PLC input on the existing PLC door control system. Div. 26 will need to run interface cabling to security electronics head-end (1B08) for this.
- Div. 26 EC will need to run intercom cabling to the security electronics head-end location (1B08) for the two new intercom stations
- Installation/termination of security electronics field devices (i.e. – intercom stations)

INCLUDED

Material

1. (2) Quam 2-gang intercom station

Material Cost = \$205.00

Labor

1. Documentation updates
2. PLC/HMI programming labor
3. Harding configuration labor
4. Head-end terminations
5. System testing/commissioning

Labor Cost = \$4,197.00

Total Cost = \$4,402.00

EXCLUDED

1. Payment and performance bond
2. Allowances or contingencies
3. State Sales Tax
4. Shift work or overtime
5. Painting
6. Provision/installation of all necessary conduit/raceway and cable
7. Provision/installation of all necessary door hardware
8. Card access system material
9. Installation/termination of intercom stations

Limited Exclusive Warranty

SAS warrants its Work to be free from defects for a period of one year. Warranty coverage does not include the repair of damage caused by the following; 1) use of the system/equipment other than for which it was designed; 2) acts of God; 3) vandalism, neglect or misuse of the equipment; 4) failure of Customer or its designee(s) to provide continuous environmental conditions for which installed equipment is rated; 5) repair or alterations of the system/equipment by a third party that is not approved by SAS. **THIS LIMITED EXCLUSIVE WARRANTY IS IN LIEU OF ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**

Terms are same as original order.

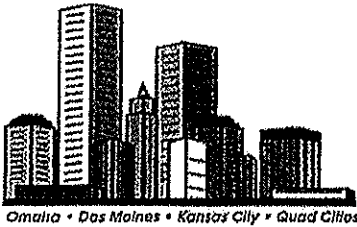
We will proceed with the work included in this proposal once we receive a Purchase Order referencing the quote number and amount. The price is valid for 30 days. If you have any questions, please feel free to call.



Ryan Tomlinson

E-mail: rtomlinson@Jail.systems

Phone: 317-489-9621 x801



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: 8/31/2026

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

RFP #22 Response (Exisitng Lower Level)

- Provide added metal studs, drywall, beads, and taping at Office BA29 as requested:

This work to be completed for the amount of:

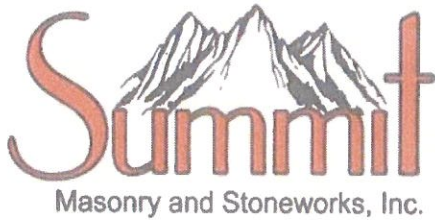
Labor	\$	540.00
Material		<u>\$165.00</u>
15% OH&P		<u>\$105.00</u>
		<u>\$810.00</u>

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



107 N. Commerce Place
Peoria, IL 61604
Phone: (309) 687-6153
Fax: (309) 688-9555



September 2nd, 2026

Attn: Matt Brown
PJ Hoerr
107 N Commerce Place
Peoria, IL 61604

TCJA PR 22

Scope of work

Demo for Door BA04B.

Infill after frame set.

Rework Jambs after BA04 frame is removed at Physical Training room.

Infill after BA04 frame is set in new Location at Locker room

Scaffold to perform work.

Clean up.

Total.....\$10,820.00

Clarifications:

All equipment to perform work per OSHA.

Work to be performed 2026/27.

Scaffolding/lifts to perform work

GC to set frames

Exclusions:

Removing door frames.

Setting of door frames.

Electrical rework

Shift work or overtime

Painting

Testing Or abatement

Sincerely,

Collin Jordan
General Superintendent

Tazwell PR 22	Qty.	Unit	LAB UNIT COST	MAT UNIT COST	Total Lab	Total Est Misc	Total Est
Labor							
Demo for door BA04B	32	hr	97.50		3,120.00	0.00	3,152.00
Tooththing for BA04	24	hr	97.50		2,340.00	0.00	2,364.00
Clean up	8	hr	93.50		748.00	0.00	756.00
patch work	24	hr	97.50		2,340.00	0.00	2,364.00
					0.00	0.00	0.00
Equipment/Material							
Scaffold							300.00
Mortar/grout							600.00
Block							300.00
block							
Total of Above							9,836
SUMMIT OH & P	1	ls					984
total							10,820



P: (309) 674-8129
F: (309) 674-6890
826 W. Main St.
Peoria, IL 61606

PROPOSAL

THIS QUOTATION IS VALID FOR 30 DAYS	
DATE:	9/3/2026
SUBJECT:	PR22 Existing Door/Wall Changes

TO: PJ Hoerr

ATTN: Matt Brown

P: _____
E: _____

PROJECT: Tazewell County Justice Center Annex

PROPOSAL TOTAL: \$2,988.00

PROJECT PARAMETERS:

Revisions per PR22 in existing Justice Center.

SUBMITTED BY: Emily R. Jacob-Rudesill
FOSTER JACOB, INC.

Signature below denotes agreement and notice to proceed.

CUSTOMER: _____ SIGNATURE: _____ DATE: _____

Material	
Non-Quoted	\$3,479.69
Quotes	1.00
Sales Tax (0.00%)	0.00
Total Material	\$3,480.69
Labor	
Direct (-5.57 hours @ \$88.48)	-\$492.83
Non-Productive Time	0.00
Total Labor (-5.57 hours)	-\$492.83
Direct Job Expenses	\$0.00
Tools and miscellaneous	0.00
Subcontracts	0.00
Job Subtotal (Prime Cost)	\$2,987.86
Overhead	
Non Quoted Material (0.000 %)	\$0.00
Quoted Material (0.000 %)	\$0.00
Direct Labor (0.000 %)	\$0.00
Non Productive Labor (0.000 %)	\$0.00
Job Expenses (0.000 %)	\$0.00
Tools and Misc. Materials (0.000 %)	\$0.00
Subcontracts (0.000 %)	\$0.00
Overhead (0.00%)	0.00
Profit (0.00%)	0.00
Job Total	\$2,987.86
Actual Bid Price	\$2,988.00
Material to Direct Labor ratio: 1.16	
Prime Cost per square foot	\$0.00
Job Total per square foot	\$0.00
Actual Bid Price per square ft	\$0.00
Labor cost per square foot	\$0.00
Labor hours per square foot	0.00
Gross Profit %	0.00
Gross Profit \$	\$0.00
Net Profit %	0.00

Entry	Item#	Description	Quantity	Price	Ext Price	Labor	Ext Labor
1	11582	Demo 8' Strip Fixture	-3.00	0.00 E	0.00	0.15 E	-0.45
2	11589	Demo Toggle Switch	-1.00	0.00 E	0.00	0.10 E	-0.10
3	A11749	1 Gang Single Pole Switch flush with 12' conduit an	-1.00	44.82 E	-44.82	2.16 E	-2.16
	1011	3/4" EMT (Surface or flush)	-12.00	116.10 C	-13.93	4.00 C	-0.48
	1497	3/4" Comp Steel Insul Throat Conn	-2.00	0.12 E	-0.24	0.15 E	-0.30
	1577	3/4" Compression Steel Cplg	-0.50	41.55 C	-0.21	0.15 E	-0.07
	2302	3/4" Metal Stud Conduit Clip	-1.00	257.01 C	-2.57	3.72 C	-0.04
	2309	3/4" Beam Clamp w/Conduit Hanger	-1.00	385.90 C	-3.86	10.00 C	-0.10
	2571	4" Square Box (1/2 & 3/4 KO's)	-1.00	140.52 C	-1.41	0.20 E	-0.20
	2731	4" Square-1G Plaster Ring-5/8"D	-1.00	103.20 C	-1.03	0.10 E	-0.10
	2790	#12 THHN CU Stranded Wire	-34.00	273.33 M	-9.29	6.00 M	-0.20
	4459	20A Spec Grade SP Switch	-1.00	4.25 E	-4.25	0.30 E	-0.30
	4696	1G SS Toggle Sw Plate	-1.00	1.06 E	-1.06	0.07 E	-0.07
	6839	Ideal Red Wingnuts 452 500 bag	-3.00	101.75 M	-0.31	3.00 C	-0.09
	8067	10x3/4" TEK Screw	-2.00	7.42 C	-0.15	0.02 E	-0.04
	8261	Grndscr&Bare Pigtail	-1.00	2.54 E	-2.54	2.00 C	-0.02
	23214	Metal Stud BX Support #BB4	-1.00	396.81 C	-3.97	0.15 E	-0.15
4	A11745	Duplex receptacle, flush with 12' 3/4" conduit and	-2.00	45.71 E	-91.42	2.20 E	-4.40
	1011	3/4" EMT (Surface or flush)	-24.00	116.10 C	-27.86	4.00 C	-0.96
	1497	3/4" Comp Steel Insul Throat Conn	-4.00	0.12 E	-0.48	0.15 E	-0.60
	1577	3/4" Compression Steel Cplg	-0.60	41.55 C	-0.25	0.15 E	-0.09
	2302	3/4" Metal Stud Conduit Clip	-2.00	257.01 C	-5.14	3.72 C	-0.07
	2309	3/4" Beam Clamp w/Conduit Hanger	-2.00	385.90 C	-7.72	10.00 C	-0.20
	2571	4" Square Box (1/2 & 3/4 KO's)	-2.00	140.52 C	-2.81	0.20 E	-0.40
	2731	4" Square-1G Plaster Ring-5/8"D	-2.00	103.20 C	-2.06	0.10 E	-0.20
	2790	#12 THHN CU Stranded Wire	-90.00	273.33 M	-24.60	6.00 M	-0.54
	4511	Receptacle 20 AMP SPEC GRADE	-2.00	2.15 E	-4.30	0.30 E	-0.60
	4697	1G SS Dup Rcpt Plate	-2.00	1.13 E	-2.26	0.07 E	-0.14
	6839	Ideal Red Wingnuts 452 500 bag	-6.00	101.75 M	-0.61	3.00 C	-0.18
	8067	10x3/4" TEK Screw	-4.00	7.42 C	-0.30	0.02 E	-0.08
	8261	Grndscr&Bare Pigtail	-2.00	2.54 E	-5.08	2.00 C	-0.04
	23214	Metal Stud BX Support #BB4	-2.00	396.81 C	-7.94	0.15 E	-0.30
5	REINSTAL	8' - 10' Linear wall mount	-3.00	Quote 1	0.00	2.00 E	-6.00
	13455	\$5.00 misc support allowance plus .1 hour	-3.00	5.00 E	-15.00	0.10 E	-0.30
	6839	Ideal Red Wingnuts 452 500 bag	-9.00	101.75 M	-0.92	3.00 C	-0.27
	A11759	Premade Fixture Whip (priced)	-3.00	9.42 E	-28.26	0.34 E	-1.02
	5045	Manufactured Fixture Whip	-3.00	9.11 E	-27.33	0.25 E	-0.75
	6839	Ideal Red Wingnuts 452 500 bag	-9.00	101.75 M	-0.92	3.00 C	-0.27
6	T0001	K-COM ACCESS CONTROL QUOTE	1.00	3500.00 E	3500.00	1.00 E	1.00
7	A11890	Tel Outlet 4" Box 1G w/10' 1/2" Cond Stub/No Cover	3.00	15.70 E	47.10	0.63 E	1.88
	1010	1/2" EMT (Surface or flush)	30.00	98.55 C	29.57	3.00 C	0.90
	1496	1/2" Comp Steel Insul Throat Conn	6.00	0.11 E	0.66	0.07 E	0.42
	1576	1/2" Compression Steel Cplg	3.00	75.86 C	2.28	0.12 E	0.36
	2301	1/2" Metal Stud Conduit Clip	6.00	243.22 C	14.59	3.28 C	0.20
8	A5795	Tel Outlet 4" Box 1G w/10' 3/4" Cond Stub/No Cover	4.00	23.81 E	95.24	1.38 E	5.50
	1011	3/4" EMT (Surface or flush)	40.00	116.10 C	46.44	4.00 C	1.60
	1497	3/4" Comp Steel Insul Throat Conn	8.00	0.12 E	0.96	0.15 E	1.20
	1577	3/4" Compression Steel Cplg	4.00	41.55 C	1.66	0.15 E	0.60
	2302	3/4" Metal Stud Conduit Clip	8.00	257.01 C	20.56	3.72 C	0.30
	2571	4" Square Box (1/2 & 3/4 KO's)	4.00	140.52 C	5.62	0.20 E	0.80
	2731	4" Square-1G Plaster Ring-5/8"D	4.00	103.20 C	4.13	0.10 E	0.40
	23214	Metal Stud BX Support #BB4	4.00	396.81 C	15.87	0.15 E	0.60
9	6444	6x6x4" Screw Cover Pull Box-Nema 1	1.00	17.75 E	17.75	0.75 E	0.75



6301 S. W. Washington
Bartonville, IL 61607
Phone: (309) 697-5650 Fax: (309) 697-5366

September 3rd, 2026
Foster Jacob Electric

**Tazewell County Justice Center Annex
PR 22 Proposal
Access Controlled Door Addition**

1. Provide and Install:
 - a. 2 – HID Signo Readers
 - b. 1 – Door Contact
 - c. 1- Mercury MR52
 - d. All required cabling and licensing

Total: \$3,500.00

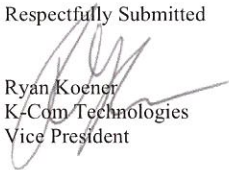
Electrical Contractor Shall:

1. Provide and install all required raceways, cable tray, conduit, back boxes, sleeves and fire caulking.
2. Provide and install all required grounding and bonding.
3. Provide and install power for all equipment.
4. Provide a lift as needed.
5. Perform all demo.
6. Provide CAD files for engineered drawings if required.

Please Note:

1. The proposal is valid for 30 days. We cannot guarantee the cost beyond the 30 day point due to rapidly rising costs.
2. Ground freight is included.
3. Sales tax has not been added.

Respectfully Submitted


Ryan Koener
K-Com Technologies
Vice President

County Project Update
September 18, 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. Waiting on finalization of bid documents
Courthouse	Flooring Replacement	Ongoing	Selections have been made for all of Circuit Clerks office areas. A carpet installer has been choosing and they are working on acquiring flooring material. Other areas of the courthouse will have flooring installed based on availability of the areas as we transition to the new building.
Courthouse	Painting/Plaster Repair	Ongoing	Paint selections have been made for all of Circuit Clerks office areas and main rotundra areas. Paint contractors are on site and the paint work has begun
Courthouse	Landscaping	Ongoing	Chambers Landscape has completed all the landscape plant installation, lighting, new trees, seeding and sodding at the Justice Center, McKenzie and courthouse. We have walked through to complete a punchlist of items to still be addressed. Maintenance staff continue daily watering of all new plants as necessary.
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 matrix to determine the keying for each area and department. We had been 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.

County Project Update
September 18, 2026

Building	Project	Status	Update
Courthouse	Replace Circuit Clerks Counters and new Desk Cubicles	Ongoing	All of 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.
Justice Center	Flooring	Ongoing	Carpet and flooring samples have been reviewed by all parties and selections made. We have excepted a bid proposal from Cushing Flooring. Carpets and flooring selections have been made and the contractor is working on delivery and installation.
Justice Center	Replace Plumbing Controls	Ongoing	Materials have arrived for the controls. Heart has completed installing data cables at all units with exception of C-unit. G.A. Rich plumbing has begun installation of the new controls and plumbing.
Justice Center	Repair Shower Walls	Ongoing	Work is ongoing and the contractors have completed all of A-1, E unit 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.

County Project Update
September 18, 2026

Building	Project	Status	Update
Justice Center	Repair Community Room Desk Veneer	Ongoing	PJ Hoerr and Benchmark began installation the week of 9/7. The work has been delayed due to material issues not fitting as designed. We advised the material was unsatisfactory and needed corrected. They removed what was installed and preformed rework. They also are making all new tops and trim pieces.
Justice Center	Roofing	Ongoing	The project has been awarded to Krieling Roofing and is scheduled to begin the week of September 22nd.
Justice Center	Sally Port Door Replacement	Ongoing	The doors have been installed and are operational. We are working through some punchlist items
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	Flooring samples have been selected and provided for material pricing. Cushing Flooring has been selected for the flooring project. They are working on delivery of flooring materials and will begin as the product is available.
McKenzie	Painting/Walls	Ongoing	Painters are onsite and ready to begin once the final paint colors have been decided upon . PJ is prepared once a direction has been provided
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 matrix 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 later part of September/first of October

County Project Update
September 18, 2026

Building	Project	Status	Update
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	Complete	Complete
McKenzie	Lighting Replacement	Ongoing	No Change- PJ Hoerr has been working on a bid package and working through specifics of the project requirements.
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	Complete	Project is complete and working to finalize the activation process



GENERAL PROGRESS SUMMARY

This week marked a major milestone on site. Steel has reached the roof, the third level slab pour is underway, and part of the in-custody tunnel has been poured. Crews continue rough-ins on the first and second floors. Looking ahead, framing will continue on the second floor and will begin on the roof as we prepare to start roofing mid-October.

SCHEDULE UPDATE

OVERALL SCHEDULE		MILESTONES	
ORIGINAL COMPLETION	04/01/2026	Structural Steel Topped Out	09/05/2026
PROJECTED COMPLETION	04/01/2026	Combo STM/Sewer Complete	09/15/2026

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

UPCOMING WORK

NEXT WEEK (09/21/2026)	SECOND WEEK (09/28/2026)	THIRD WEEK (10/05/2026)
- In wall/overhead rough-ins - Second floor framing - Parapet framing - Finish third level SOD - Backfill tunnel/prep site for rammed aggregate piers	- In wall/overhead rough-ins - Rammed aggregate piers - Second floor framing - Parapet framing - Second floor framing	- In wall/overhead rough-ins - Rammed aggregate piers - Second floor DensGlass top out - Second Floor Framing



Project Name: **Tazewell County Justice Center Annex Project**
 Report: **Owner's Contingency Spent To Date**
 Date: September 18, 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
7.20.26	PR #12 R2 - Access panel clarification	ESTIMATE	3,018.20	change in ceiling panels and addition of security access panels
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	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	ESTIMATE	2,264.61	added data ports & soffit in 1E01
8.6.26	PR #21 R1, R2 - Enlarged center masonry shaft chase	ESTIMATE	24,495.60	Exhaust fan 5 was upsized due to the divider wall shown below in the center shaft being shifted North. The divider wall was originally located further south; it was moved to make it constructible in the chase. Ef-5 is required by code because this is a refrigeration piping chase. It is required to be monitored by Entec, and they are providing refrigeration detectors that will energize the exhaust fan if refrigerant is detected in the chase.
8.6.26	PR #22 R1 - Existing Justice Center Modifications	ESTIMATE	35,785.77	Owner requested modifications to the basement of the existing Justice Center/jail; adjustments to the doors, electrical (intercom, access controls & card readers) & finishes (paint)
8.10.26	PR #23 - Jury deliberation redesign	PENDING	TBD	
8.10.26	PR #24 R1 - Security desk adjustments	PENDING	TBD	

Change Order Date:	Description:	Estimate, Pending or Final	Cost:	Notes
8.10.26	PR #25 - Revised center shaft duct sizing	ESTIMATE	7,991.90	The fire dampers were included in the original design and had already been procured by CMI. In PR 25, 2/3 of the fire dampers were resized, because the size of the supply air trunks changed. The trunks were resized because there wasn't enough space in the chase to install the ducts shown in the design drawings.
8.11.26	RFI 115 - Courtroom pew end clarifications	ESTIMATE	3,477.06	change to the configuration of the pew ends for aesthetic purposes
8.19.26	PR #26 - Added exhaust fans on motor schedule	ESTIMATE	15,452.57	The exhaust fans were in the original design. However, they were not added in the original motor schedule. The cost includes adding the starters and required wiring for exhaust fans 1-4 and 6-8.
8.24.26	PR #27 R1 - Drug testing lab changes (BB06)	PENDING	TBD	
9.4.26	PR #28 - Conduit for exterior PV disconnect	PENDING	TBD	
9.4.26	PR #29 - Wall mounted stainless counters 1D01 & 1D02	PENDING	TBD	adding a writing surface in the inmate holding space
9.8.26	PR #30 - Unit Heater Electrical Connections - added VFDs in BC06	PENDING	TBD	
8.28.26	Unforeseen underground obstructions	PENDING	TBD	
Total Contingency Spent to Date:			\$ 304,486.21	
ESTIMATED Remaining Contingency on Project Before Additions to Contingency:			\$ 585,899.79	

Additions to Owner's Contingency Balance:

9/18/2026 9:31 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, Pending or Final	Cost:	Notes
2.2.26	PR #11 Removal of smoke curtain fm design - not required \$79,067.74; not added to contingency as is already assumed in the base contract	Final	N/A	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	ESTIMATE	6,852.00	eliminate bullet resistant frames around security desk from project
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	Lower level - changes to corridor & data center due to ceiling changes
7.9.26	RFI 101 & SI 6 revisions	ESTIMATE	1,301.00	changes to fire extinguisher cabinets & soap dispensers

ESTIMATED Remaining Contingency on Project:

\$ 614,291.65

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: September 18, 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	ESTIMATE	14,340.00
7.14.26	Mechanical Pit Densglass	ESTIMATE	7,780.00

Total Contingency Spent to Date - ESTIMATE : **\$ 205,692.93**

Remaining Contingency on Project - ESTIMATE: **\$ 684,693.07**

Tazewell County

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

Updated September 18, 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	2,930,253.04
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Amount Under (Over) Cost Target to Date	352,046.96
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Percentage Under Cost Target to Date	10.73%
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Tazewell County											
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager											
FY25 through FY30 Plan											
Updated September 18, 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	50,780.17	3,780.17	9,908.17	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 September 18, 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 (included with Upgrade Electrical - Phase 2 project above)		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 September 18, 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	

Tazewell County										
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager										
FY25 through FY30 Plan										
Updated September 18, 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 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
	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	

Tazewell County											
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager											
FY25 through FY30 Plan											
Updated September 18, 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
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 - addt'l 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	
	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

Tazewell County											
Capital Improvement Plan - Projects w/ PJ Hoerr as Project Manager											
FY25 through FY30 Plan											
Updated September 18, 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	
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	\$ 2,951,309	\$ (5,434,099)	\$ 455,800	\$ 2,495,509			
Projects Completed & Quoted To Date				\$ 3,282,300	\$ 2,930,253	\$ (352,047)	\$ 2,951,309	Expense to Date			