



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: August 18, 2025

Prepared By: Police Chief Jeff Stevens

Agenda Item: Washington Police Evidence Storage Pay Request #5

Explanation: The City awarded construction of the Evidence Building to PJ Hoerr, Inc. for a price of \$2,337,400. The up-to-date on the total contract cost is \$2,294,497.70, which includes value engineering of \$62,314 less change orders totaling \$19,411.70 for a net contract reduction of \$42,902.30. This fifth payment request, in the amount of \$248,679.21 is accompanied by the certified application for payment, verified by Nathan Custer of Dewberry, the City's architect and project management company.

Construction is still slightly ahead of the project plan.

Fiscal Impact: Payment as requested is within the project plan and budget.

Action Requested: Approval of payment in the amount of \$248,679.21.



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 31, 2025

CITY OF WASHINGTON
ATTN: Chief Jeff Stevens
301 Walnut Street
Washington, IL 61571

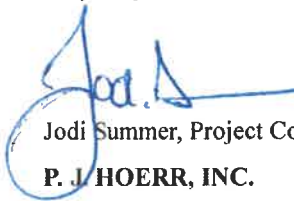
Re: WASHINGTON POLICE EVIDENCE STORAGE
115 W Jefferson Street
Washington, IL 61571
PJHI Project No. 11192
Application No. 5 ; Invoice No. C25334

Dear Chief Jeff Stevens:

Enclosed is a copy of our current billing for the WASHINGTON POLICE EVIDENCE STORAGE project listed above. Also enclosed is our waiver of lien for the net amount of the application. Please process for payment.

Feel free to call upon the Project Manager, Charlie Waibel, or myself should you have any questions or require any further information.

Very truly,



Jodi Summer, Project Coordinator
P. J. HOERR, INC.

Enclosures: Billing Application #5 - 0 copy
Waiver of Lien





Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 Phone: 309/688-9567
 Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 Phone: 309/888-9567

Letter of Transmittal

To: Dewberry
 Nathan D. Custer, AIA NCARB

Date: July 31, 2025

Re: Washington Police Evidence Storage

PJHI Job No.: 11192

We Are Sending You:

Pay App #	Date	Description
5	07/31/25	P.J. Hoerr Pay App #5 with Waiver

Certified Payroll

Start date	thru date	contractor
2/26/2025	07/29/25	P.J. Hoerr, Inc.
5/15/2025	07/16/25	J.A. Fritch & Sons, Inc.
3/26/2025	07/15/25	J.C. Dillon, Inc.
3/13/2025	06/25/25	Hein Construction, Inc.
4/28/2025	07/12/25	Kreiling Roofing
4/10/2025	07/23/25	Laser Electric
4/9/2025	07/29/25	Summit Masonry
6/26/2025	07/02/25	Tazewell County Asphalt
5/7/2025	05/13/25	Van Buskirk Steel final

Waivers (payment on #3 not received, at time of billing)

Date	AMOUNT	PA #	Contractor
			J.A. Fritch & Sons, Inc.
07/15/25	\$ 152,496.00	3	J.C. Dillon
07/16/25	\$ 38,988.90	3	Hanley Steel
			Hein Construction Co., Inc.
07/17/25	\$ 53,781.40	3	Kreiling Roofing, Inc.
07/15/25	\$ 60,444.90	3	Laser Electric, Inc.
07/15/25	\$ 14,788.61	3	S & S Builders Hardware, Co.
			Summit Masonry & Stoneworks, LLC
07/22/25	\$ 3,928.50	3	Twin Lakes Fire Services
07/14/25	\$ 24,480.00	3	Van Buskirk Steel LLC

APPLICATION AND CERTIFICATE FOR PAYMENT

Application No. 5

Invoice #: C25334

To Owner: CITY OF WASHINGTON
301 Walnut Street
Washington IL 61571

Project: WASHINGTON POLICE EVIDENCE STORAGE
Site: 115 W Jefferson Street
Washington, IL 61571

Period To: 7/31/2025

From Contractor: P. J. HOERR, INC.
Charlie Waibel, Project Manager
107 N. Commerce Place
Peoria, IL 61604

Chief Jeff Stevens

PJHI Project No.: 11192
Contract Date:

Copies: Distribution to:

☐ Construction Manager
☐ Architect
☒ Owner
☐
☐
☐

Contract For:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$ 2,337,400.00
2. Net Change By Change Order	\$(42,902.30)
3. Contract Sum To Date	\$ 2,294,497.70
4. Total Completed and Stored To Date	\$ 1,373,362.72
5. Retainage:	
a. 5.0% of Completed Work	\$ 68,668.14
b. 0.0% of Stored Material	\$ 0.00
Total Retainage	\$ 68,668.14
6. Total Earned Less Retainage	\$ 1,304,694.58
7. Less Previous Certificates For Payment	\$ 1,056,015.37
8. Current Payment Due	\$ 248,679.21
9. Balance To Finish, Plus Retainage	\$ 989,803.12

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$ 7,801.20	\$(50,703.50)
Total Approved this Month	\$ 0.00	\$ 0.00
TOTALS	\$ 7,801.20	\$(50,703.50)
Net Changes By Change Order	\$(42,902.30)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: P. J. HOERR, INC.

By: Charlie Waibel
Charlie Waibel, Project Manager

Date: 07/31/2025

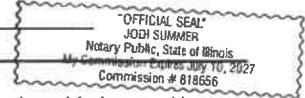
State of: Illinois

County of: Peoria

Subscribed and sworn to before me this 31st day of July, 2025

Notary Public:

My Commission expires: July 10, 2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED **\$248,679.21**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT / OWNERS' REPRESENTATIVE:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Page 2 of 5

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 5

Application Date : 7/31/2025

To: 7/31/2025

Architect's Project No.:

PJHI Project No.: 11192

Invoice #: C25334

PJHI Job No.: 11192 - WASHINGTON POLICE EVIDENCE STORAGE

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
	WASHINGTON POLICE EVIDENCE STORAGE								
	<i>General Conditions</i>								
01005	Mobilization	9,800.00	9,800.00			9,800.00	100.0%	0.00	490.01
01010	Project Management	32,500.00	21,500.00	3,500.00		25,000.00	76.9%	7,500.00	1,250.00
01015	Site Superintendent	60,010.00	37,500.00	7,500.00		45,000.00	75.0%	15,010.00	2,250.00
01020	Building & Civil Layout	7,200.00	6,500.00			6,500.00	90.3%	700.00	325.00
01025	Temp Technology Fees	1,855.00	1,300.00	200.00		1,500.00	80.9%	355.00	75.00
01030	Temporary Facilities	6,200.00	3,905.00	750.00		4,655.00	75.1%	1,545.00	232.75
01035	Temporary Toilets	1,050.00	700.00	120.00		820.00	78.1%	230.00	41.00
01040	General Cleaning	12,800.00	4,000.00	1,250.00		5,250.00	41.0%	7,550.00	262.50
01045	Dumpsters	3,250.00	2,050.00	400.00		2,450.00	75.4%	800.00	122.50
01050	Final Clean	1,300.00	0.00			0.00	0.0%	1,300.00	0.00
	<i>Insurance</i>								
01505	Builders Risk Insurance	6,800.00	6,800.00			6,800.00	100.0%	0.00	340.00
01510	General Liability Insurance	3,120.00	3,120.00			3,120.00	100.0%	0.00	156.00
	<i>Building Concrete</i>								
03005	Wall Footing Material	8,200.00	8,200.00			8,200.00	100.0%	0.00	410.00
03010	Wall Footing Labor	12,250.00	12,250.00			12,250.00	100.0%	0.00	612.50
03015	Foundation Wall Material	17,789.00	17,789.00			17,789.00	100.0%	0.00	889.45
03020	Foundation Wall Labor	27,351.00	27,351.00			27,351.00	100.0%	0.00	1,367.55
03025	Rebar/Mesh Material	10,583.00	10,583.00			10,583.00	100.0%	0.00	529.15
03030	Rebar/Mesh Labor	17,726.00	17,726.00			17,726.00	100.0%	0.00	886.30
03035	Slab on Grade Material	13,462.00	13,462.00			13,462.00	100.0%	0.00	673.10
03040	Slab on Grade Labor	13,762.00	13,762.00			13,762.00	100.0%	0.00	688.10
		267,008.00	218,298.00	13,720.00	0.00	232,018.00	86.9%	34,990.00	11,600.91

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			From Previous Application (D+E)	This Period In Place					
03045	Floor Polishing Material	2,200.00	0.00			0.00	0.0%	2,200.00	0.00
03050	Floor Polishing Labor	14,000.00	0.00			0.00	0.0%	14,000.00	0.00
	Masonry								
04005	Summit	337,200.00	250,400.00	86,800.00		337,200.00	100.0%	0.00	16,860.00
	Structural/Misc. Steel								
05005	Hanley Steel	49,962.00	43,321.00			43,321.00	86.7%	6,641.00	2,166.05
05010	Van Buskirk Steel	32,200.00	27,200.00			27,200.00	84.5%	5,000.00	1,360.00
	Rough & Finish Carpentry								
06005	Wood Blocking Material	1,400.00	1,400.00			1,400.00	100.0%	0.00	70.00
06010	Wood Blocking Labor	2,878.00	2,878.00			2,878.00	100.0%	0.00	143.90
06015	Casework Material	6,445.00	0.00			0.00	0.0%	6,445.00	0.00
06020	Casework Labor	3,086.00	0.00			0.00	0.0%	3,086.00	0.00
	Thermal & Moisture Protection								
07005	Roofing - Kretiling	66,609.00	59,246.00	7,363.00		66,609.00	100.0%	0.00	3,330.45
	Openings								
08005	Doors, Frames, and Hardware Material	53,025.00	50,013.70			50,013.70	94.3%	3,011.30	2,500.68
08010	Doors, Frames, and Hardware Labor	16,949.00	7,500.00	1,000.00		8,500.00	50.2%	8,449.00	425.00
08015	Bulletproof Transaction Window & Door Material	12,259.00	0.00	5,000.00		5,000.00	40.8%	7,259.00	250.00
08020	Bulletproof Transaction Window & Door Labor	2,763.00	0.00	1,000.00		1,000.00	36.2%	1,763.00	50.00
08025	Sectional Doors - Wayne Dalton	35,530.00	0.00			0.00	0.0%	35,530.00	0.00
		903,514.00	660,256.70	114,883.00	0.00	775,139.70	85.8%	128,374.30	38,756.99

CONTINUATION SHEET

Page 4 of 5

Application and Certification for Payment, containing

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			From Previous Application (D+E)	This Period In Place					
	Finishes								
09005	Studs/Drywall/ACT - Allied	14,965.00	0.00			0.00	0.0%	14,965.00	0.00
09010	Painting - Dragoo	25,400.00	0.00			0.00	0.0%	25,400.00	0.00
	Specialties								
10005	Signage	1,235.00	0.00			0.00	0.0%	1,235.00	0.00
10010	Lockers	282.00	0.00			0.00	0.0%	282.00	0.00
10015	Toilet Accessories	2,406.00	0.00			0.00	0.0%	2,406.00	0.00
10020	Fire Extinguishers	303.00	0.00			0.00	0.0%	303.00	0.00
10025	Evidence Storage Lockers - Bradford Systems	72,058.00	0.00			0.00	0.0%	72,058.00	0.00
	Equipment								
11005	Lab Equipment Material	5,950.00	0.00			0.00	0.0%	5,950.00	0.00
11010	Lab Equipment Labor	977.00	0.00			0.00	0.0%	977.00	0.00
	Fire Protection								
21005	Twin Lakes	54,850.00	4,365.00			4,365.00	8.0%	50,485.00	218.25
	Plumbing								
22005	Site Water & Site Sanitary - Dillon	234,917.00	180,497.30	26,461.30		206,958.60	88.1%	27,958.40	10,347.93
	HVAC								
23005	JA Fritch	96,400.00	30,488.00	13,474.00		43,962.00	45.6%	52,438.00	2,198.10
	Electrical								
26005	Laser Electric, Inc.	505,150.00	130,661.00	32,339.00		163,000.00	32.3%	342,150.00	8,150.00
		1,918,407.00	1,006,268.00	187,157.30	0.00	1,193,425.30	62.2%	724,981.70	59,671.27

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			From Previous Application (D+E)	This Period In Place					
	Earthwork/Storm Sewer								
31005	Hein Construction, Inc.	120,957.00	99,460.00			99,460.00	82.2%	21,497.00	4,973.00
	Exterior Improvements								
32005	Asphalt - TCA	46,985.00	0.00	2,680.00		2,680.00	5.7%	44,305.00	134.00
	Site Concrete - PJH								
32205	Pavement Material	23,397.00	0.00			0.00	0.0%	23,397.00	0.00
32210	Pavement Labor	19,694.00	0.00			0.00	0.0%	19,694.00	0.00
32215	Sidewalk Material	4,611.00	3,500.00			3,500.00	75.9%	1,111.00	175.00
32220	Sidewalk Labor	8,517.00	6,464.00			6,464.00	75.9%	2,053.00	323.20
32225	Generator Pad Material	2,318.00	0.00			0.00	0.0%	2,318.00	0.00
32230	Generator Pad Labor	1,006.00	0.00			0.00	0.0%	1,006.00	0.00
32235	Bollards	11,123.00	0.00			0.00	0.0%	11,123.00	0.00
32500	Landscaping - FW	20,000.00	0.00			0.00	0.0%	20,000.00	0.00
32700	Fence	4,427.00	0.00			0.00	0.0%	4,427.00	0.00
40000	PJH OH&P	113,055.70	57,658.41	10,175.01		67,833.42	60.0%	45,222.28	3,391.67
70000	Original Value Engineering	62,314.00	62,314.00			62,314.00	100.0%	0.00	3,115.70
	Change Orders								
	OCO 01 -\$50,703.50 (PJH, Hanley, Laser)								
80010	Value Engineering credit	(62,314.00)	(62,314.00)			(62,314.00)	100.0%	0.00	(3,115.70)
		2,294,497.70	1,173,350.41	200,012.31	0.00	1,373,362.72	59.9%	921,134.98	68,668.14