



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: January 20, 2026

Prepared By: Police Chief Jeff Stevens

Agenda Item: Washington Police Evidence Storage Pay Request #9

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 \$2,307,515.32, which includes value engineering and change orders for a net contract reduction of \$29,884.68. This ninth payment request, in the amount of \$114,965.74 is accompanied by the certified application for payment, verified by Nathan Custer of Dewberry, the City's architect and project management company.

Construction is in its last steps, with subcontractors addressing punch list items.

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

Action Requested: Approval of payment in the amount of \$114,96574.



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: 309.688.9567 • Fax: 309.688.9556

January 07, 2026

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. 9 ; Invoice No. C25656

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 Sumner, Project Coordinator
P. J. HOERR, INC.

Enclosures: Billing Application #9 - 0 copy
Waiver of Lien



Dec-25 Bill# 40

Viewprint Remote .ppt



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Very truly,



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

Enclosures: Billing Application #9 - 0 copy
Waiver of Lien



APPLICATION AND CERTIFICATE FOR PAYMENT

Application No. 9

Invoice #: C25656

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: 12/31/2025

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

Chief Jeff Stevens

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	\$(29,884.68)
3. Contract Sum To Date	\$ 2,307,515.32
4. Total Completed and Stored To Date	\$ 2,304,395.39
5. Retainage :	
a. 1.7% of Completed Work	\$ 40,000.00
b. 0.0% of Stored Material	\$ 0.00
Total Retainage	\$ 40,000.00
6. Total Earned Less Retainage	\$ 2,264,395.39
7. Less Previous Certificates For Payment	\$ 2,149,429.65
8. Current Payment Due	\$ 114,965.74
9. Balance To Finish, Plus Retainage	\$ 43,119.93

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$ 20,818.82	\$(50,703.50)
Total Approved this Month	\$ 0.00	\$ 0.00
TOTALS	\$ 20,818.82	\$(50,703.50)
Net Changes By Change Order	\$(29,884.68)	

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 Date: 01/07/2026
Charlie Waibel, Project Manager

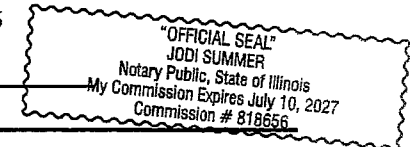
State of: ILLINOIS

County of: Peoria

Subscribed and sworn to before me this 7th day of January, 2026

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 **\$114,965.74**

(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. : 9

Application Date : 12/29/2025

To: 12/31/2025

Architect's Project No.:

PJHI Project No.: 11192

Invoice #: C25656

PJHI Job No.: 11192 - WASHINGTON POLICE EVIDENCE STORAGE

A Item No.	B Description of Work	C Schedule of Value	C Changes	C Revised Schedule of Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	H Balance To Finish (C-G)	I Retainage
					From Previous Application (D+E)	This Period In Place					
	WASHINGTON POLICE EVIDENCE STORAGE										
	General Conditions										
01005	Mobilization	9,800.00	0.00	9,800.00	9,800.00			9,800.00	100.0%	0.00	165.84
01010	Project Management	32,500.00	0.00	32,500.00	31,500.00	500.00		32,000.00	98.5%	500.00	555.52
01015	Site Superintendent	60,010.00	0.00	60,010.00	58,050.00	1,500.00		59,550.00	99.2%	460.00	1,033.79
01020	Building & Civil Layout	7,200.00	0.00	7,200.00	7,200.00			7,200.00	100.0%	0.00	124.99
01025	Temp Technology Fees	1,855.00	0.00	1,855.00	1,855.00			1,855.00	100.0%	0.00	32.20
01030	Temporary Facilities	6,200.00	0.00	6,200.00	6,200.00			6,200.00	100.0%	0.00	107.63
01035	Temporary Toilets	1,050.00	0.00	1,050.00	1,050.00			1,050.00	100.0%	0.00	18.23
01040	General Cleaning	12,800.00	0.00	12,800.00	11,750.00	1,050.00		12,800.00	100.0%	0.00	222.21
01045	Dumpsters	3,250.00	0.00	3,250.00	3,250.00			3,250.00	100.0%	0.00	56.42
01050	Final Clean	1,300.00	0.00	1,300.00	0.00	1,300.00		1,300.00	100.0%	0.00	22.57
	Insurance										
01505	Builders Risk Insurance	6,800.00	0.00	6,800.00	6,800.00			6,800.00	100.0%	0.00	118.05
01510	General Liability Insurance	3,120.00	0.00	3,120.00	3,120.00			3,120.00	100.0%	0.00	54.16
	Building Concrete										
03005	Wall Footing Material	8,200.00	0.00	8,200.00	8,200.00			8,200.00	100.0%	0.00	142.35
03010	Wall Footing Labor	12,250.00	0.00	12,250.00	12,250.00			12,250.00	100.0%	0.00	212.66
03015	Foundation Wall Material	17,789.00	0.00	17,789.00	17,789.00			17,789.00	100.0%	0.00	308.82
03020	Foundation Wall Labor	27,351.00	0.00	27,351.00	27,351.00			27,351.00	100.0%	0.00	474.81
03025	Rebar/Mesh Material	10,583.00	0.00	10,583.00	10,583.00			10,583.00	100.0%	0.00	183.72
03030	Rebar/Mesh Labor	17,726.00	0.00	17,726.00	17,726.00			17,726.00	100.0%	0.00	307.72
03035	Slab on Grade Material	13,462.00	0.00	13,462.00	13,462.00			13,462.00	100.0%	0.00	233.70
03040	Slab on Grade Labor	13,762.00	0.00	13,762.00	13,762.00			13,762.00	100.0%	0.00	238.91
03045	Floor Polishing Material	2,200.00	0.00	2,200.00	2,200.00			2,200.00	100.0%	0.00	38.19
03050	Floor Polishing Labor	14,000.00	(500.00)	13,500.00	13,500.00			13,500.00	100.0%	0.00	234.36
	Masonry										
04005	Summit	337,200.00	0.00	337,200.00	337,200.00			337,200.00	100.0%	0.00	5,853.79
		620,408.00	(500.00)	619,908.00	614,598.00	4,350.00	0.00	618,948.00	99.8%	960.00	10,740.64

CONTINUATION SHEET

Page 3 of 5

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

Application No. : 9
Application Date : 12/29/2025
To: 12/31/2025

Architect's Project No.:
PJHI Project No.: 11192

Invoice #: C25656 PJHI Job No.: 11192 - WASHINGTON POLICE EVIDENCE STORAGE

A Item No.	B Description of Work	C Schedule of Value	C Changes	C Revised Schedule of Value	E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	%	H Balance To Finish (C-G)	I Retainage
					D From Previous Application (D+E)	This Period In Place					
	Structural/Misc. Steel										
05005	Hanley Steel	45,057.00	4,905.00	49,962.00	49,962.00			49,962.00	100.0%	0.00	867.34
05010	Van Buskirk Steel	32,200.00	0.00	32,200.00	32,200.00			32,200.00	100.0%	0.00	558.99
	Rough & Finish Carpentry										
06005	Wood Blocking Material	1,400.00	0.00	1,400.00	1,400.00			1,400.00	100.0%	0.00	24.30
06010	Wood Blocking Labor	2,878.00	0.00	2,878.00	2,878.00			2,878.00	100.0%	0.00	49.96
06015	Casework Material	6,445.00	0.00	6,445.00	6,445.00			6,445.00	100.0%	0.00	111.89
06020	Casework Labor	3,086.00	0.00	3,086.00	3,086.00			3,086.00	100.0%	0.00	53.57
	Thermal & Moisture Protection										
07005	Roofing - Kreiling	66,609.00	0.00	66,609.00	66,609.00			66,609.00	100.0%	0.00	1,156.33
	Openings										
08005	Doors, Frames, and Hardware Material	53,025.00	0.00	53,025.00	53,025.00			53,025.00	100.0%	0.00	920.51
08010	Doors, Frames, and Hardware Labor	16,949.00	0.00	16,949.00	16,949.00			16,949.00	100.0%	0.00	294.23
08015	Bulletproof Transaction Window & Door Material	12,259.00	0.00	12,259.00	12,259.00			12,259.00	100.0%	0.00	212.82
08020	Bulletproof Transaction Window & Door Labor	2,763.00	0.00	2,763.00	2,763.00			2,763.00	100.0%	0.00	47.97
08025	Sectional Doors - Wayne Dalton	35,530.00	0.00	35,530.00	35,530.00			35,530.00	100.0%	0.00	616.80
	Finishes										
09005	Studs/Drywall/ACT - Allied	14,965.00	0.00	14,965.00	14,545.00	420.00		14,965.00	100.0%	0.00	259.79
09010	Painting - Dragoo	25,400.00	0.00	25,400.00	25,400.00			25,400.00	100.0%	0.00	440.94
09600	Floorcovering RFP 9-10 - TSI	0.00	3,200.00	3,200.00	3,200.00			3,200.00	100.0%	0.00	55.55
	Specialties										
10005	Signage	1,235.00	0.00	1,235.00	1,235.00			1,235.00	100.0%	0.00	21.44
		940,209.00	7,605.00	947,814.00	942,084.00	4,770.00	0.00	946,854.00	99.9%	960.00	16,433.07

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					From Previous Application (D+E)	This Period In Place					
10010	Lockers	282.00	0.00	282.00	282.00			282.00	100.0%	0.00	4.90
10015	Toilet Accessories	2,406.00	0.00	2,406.00	2,406.00			2,406.00	100.0%	0.00	41.77
10020	Fire Extinguishers	303.00	0.00	303.00	303.00			303.00	100.0%	0.00	5.26
10025	Evidence Storage Lockers - Bradford Systems	72,058.00	2,678.00	74,736.00	74,736.00			74,736.00	100.0%	0.00	1,297.42
	Equipment										
11005	Lab Equipment Material	5,950.00	0.00	5,950.00	5,950.00			5,950.00	100.0%	0.00	103.29
11010	Lab Equipment Labor	977.00	0.00	977.00	977.00			977.00	100.0%	0.00	16.96
	Fire Protection										
21005	Twin Lakes	54,850.00	0.00	54,850.00	52,850.00	2,000.00		54,850.00	100.0%	0.00	952.20
	Plumbing										
22005	Site Water & Site Sanitary - Dillon	227,825.00	8,576.55	236,401.55	236,401.55			236,401.55	100.0%	0.00	4,103.93
	HVAC										
23005	JA Fritch	96,400.00	0.00	96,400.00	95,207.00	1,193.00		96,400.00	100.0%	0.00	1,673.50
	Electrical										
26005	Laser Electric, Inc.	499,500.00	10,166.23	509,666.23	475,916.23	31,750.00		507,666.23	99.6%	2,000.00	8,813.09
	Earthwork/Storm Sewer										
31005	Hein Construction, Inc.	120,957.00	0.00	120,957.00	120,957.00			120,957.00	100.0%	0.00	2,099.81
	Exterior Improvements										
32005	Asphalt - TCA	46,985.00	0.00	46,985.00	46,985.00			46,985.00	100.0%	0.00	815.66
	Site Concrete - PJH										
32205	Pavement Material	23,397.00	0.00	23,397.00	23,397.00			23,397.00	100.0%	0.00	406.17
32210	Pavement Labor	19,694.00	0.00	19,694.00	19,694.00			19,694.00	100.0%	0.00	341.89
		2,111,793.00	29,025.78	2,140,818.78	2,098,145.78	39,713.00	0.00	2,137,858.78	99.9%	2,960.00	37,108.92

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					From Previous Application (D+E)	This Period In Place					
32215	Sidewalk Material	4,611.00	0.00	4,611.00	4,611.00			4,611.00	100.0%	0.00	80.05
32220	Sidewalk Labor	8,517.00	0.00	8,517.00	8,517.00			8,517.00	100.0%	0.00	147.86
32225	Generator Pad Material	2,318.00	0.00	2,318.00	2,318.00			2,318.00	100.0%	0.00	40.24
32230	Generator Pad Labor	1,006.00	0.00	1,006.00	1,006.00			1,006.00	100.0%	0.00	17.46
32235	Bollards	11,123.00	0.00	11,123.00	11,123.00			11,123.00	100.0%	0.00	193.10
32500	Landscaping - FW	20,000.00	0.00	20,000.00	20,000.00			20,000.00	100.0%	0.00	347.20
32700	Fence	4,427.00	455.41	4,882.41	4,882.41			4,882.41	100.0%	0.00	84.76
40000	PJH OH&P	111,291.00	2,948.13	114,239.13	111,954.35	2,124.85		114,079.20	99.9%	159.93	1,980.41
70000	Original Value Engineering	62,314.00	0.00	62,314.00	62,314.00			62,314.00	100.0%	0.00	1,081.77
Change Orders											
OCO 01 - \$50,703.50 (PJH, Hanley, Laser)											
80010	Value Engineering credit	0.00	(62,314.00)	(62,314.00)	(62,314.00)			(62,314.00)	100.0%	0.00	(1,081.77)
		2,337,400.00	(29,884.68)	2,307,515.32	2,262,557.54	41,837.85	0.00	2,304,395.39	99.9%	3,119.93	40,000.00



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PARTIAL WAIVER OF LIEN - MATERIAL OR LABOR

STATE OF ILLINOIS)
) S.S.
PEORIA COUNTY)

TO ALL WHOM IT MAY CONCERN:

PJHI Project No.: 11192

Application No. : 9

Invoice No.: C25656

Federal Tax ID No.: 20-3852082

January 07, 2026

WHEREAS, we the undersigned **P. J. HOERR, INC.** have been employed by **CITY OF WASHINGTON** to furnish Labor and Materials for the project known as **WASHINGTON POLICE EVIDENCE STORAGE**, Located at 115 W Jefferson Street, Situated in the City of Washington, County of Tazewell, State of Illinois.

NOW THEREFORE, KNOW YE, That we the undersigned, for and in consideration of **ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED SIXTY-FIVE AND 74 / 100 [\$114,965.74]** Dollars, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien on said above described building and premises under "An Act to Revise the Law in Relation to Mechanic's Liens," approved May 18, 1903, in force July 1, 1903, together with all amendments thereto and all the lien laws of the State of Illinois, on account of labor or materials, or both, furnished or which may be furnished by the undersigned to or on account of the said **CITY OF WASHINGTON** for said building premises.

Given under our hand and seal this **7th** day of **January, 2026**

By:

Susan Skinner, Controller

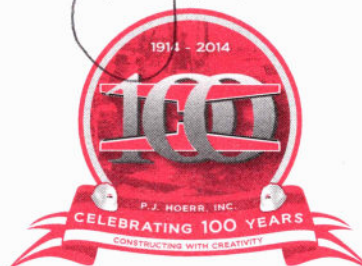
State of: **Illinois**

County of: **Peoria**

Subscribed and affirmed to before me this **7th** day of **January, 2026**

Notary Public:

My Commission expires: **July 10, 2027**





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: January 7, 2025

Re: Washington Police Evidence Storage

PJHI Job No.: 11192

We Are Sending You:

Pay App #	Date	Description
9	01/07/25	P.J. Hoerr Pay App #9 with Waiver

Certified Payroll

Start date	thru date	contractor
2/26/2025	10/28/25	P.J. Hoerr, Inc.
9/9/2025	11/17/25	Allied Construction
5/15/2025	12/03/25	J.A. Fritch & Sons, Inc.
3/26/2025	11/18/25	J.C. Dillon, Inc.
8/21/2025	11/12/25	Dragoo Painting Inc.
3/13/2025	11/19/25	Hein Construction, Inc.
4/28/2025	07/12/25	Kreiling Roofing
4/10/2025	12/17/25	Laser Electric
4/9/2025	07/29/25	Summit Masonry
6/26/2025	09/24/25	Tazewell County Asphalt
5/7/2025	08/05/25	Van Buskirk Steel
10/12/2025	10/18/25	F & W Lawn Care

Date	AMOUNT	PA #	Contractor
12/03/25	\$ 3,638.50	8	Allied Construction
12/03/25	\$ 70,999.20	8	Bradford Systems Corporation
12/03/25	\$ 12,149.35	8	J.A. Fritch & Sons, Inc.
12/03/25	\$ 20,146.08	8	J.C. Dillon
12/03/25	\$ 3,293.65	8	Dragoo Painting Inc.
12/05/25	\$ 19,000.00	8	F & W Lawncare
			Hanley Steel
			Hanson Lab Solution
12/04/25	\$ 6,951.15	8	Hein Construction Co., Inc.
			Kreiling Roofing, Inc.
12/04/25	\$ 212,473.08	8	Laser Electric, Inc.
12/04/25	\$ 2,860.73	8	S & S Builders Hardware, Co.
			Summit Masonry & Stoneworks, LLC
			TSI Commercial Floor Covering
12/03/25	\$ 42,089.75	8	Tazewell County Asphalt
12/03/25	\$ 5,700.00	8	Twin Lakes Fire Services
			Van Buskirk Steel LLC
			Wayne Dalton