



Effingham County Board  
101 N. 4<sup>th</sup> Street, Suite 301, Effingham, IL  
217.342.4990

## ACTIONS OF THE EFFINGHAM COUNTY BOARD

At the Effingham County Board regular board meeting of May 19, 2025, the following action was taken:

**Approve Bid Award to Granloh Construction for 1<sup>st</sup> Floor  
Remodel of Sheriff's Office in County Building in the Amount of  
\$ 38,200.00 Without Committee Approval**

Motion made by Tim Ellis, seconded by Mike Buzzard

~~Roll call vote~~ taken with voting as follows: Aye, Nay, Abstain.  
Motion carried/not carried.

ATTEST:

Michelle Kollmann  
Effingham County Clerk

Joshua Douthett  
Chairman Effingham County Board



Building. Solutions.

May 9, 2025

Effingham County Board Administrator  
Angie Thompson  
101 North Fourth Street  
Effingham, Illinois 62401  
athompson@effinghamcountyil.gov

Re: Effingham County Office Building 1<sup>st</sup> Floor Remodel  
Project # 25191

Effingham County Board Members,

We propose to provide construction services for the proposed construction/remodel of the 1<sup>st</sup> floor bathroom, hallway and office space in the County Office Building in Effingham Illinois in accordance with the contents of this proposal. We have based our proposal on the RFP prepared by the Effingham County Board dated April 15, 2025.

**Effingham County Office Building Remodel – Base Bid – \$41,050.00**

On behalf of AKRA Builders, Inc., thank you for the opportunity to partner with the Effingham County Board and provide a budget proposal for this project.

**Due to ongoing material cost fluctuations, this proposal is only good for 10 days.**

Do not hesitate to contact me at 217-857-3109 or via e-mail ([tstanford@akrabuilders.com](mailto:tstanford@akrabuilders.com)) with questions or to discuss next steps.

Regards,

A handwritten signature in black ink, appearing to read "Troy Stanford".

**AKRA BUILDERS, INC.**  
Troy Stanford  
President



#### **DIVISION 1 - GENERAL REQUIREMENTS**

AKRA Builders will provide the following:

1. Provide Project Management, site supervision and layout.
2. Provide one (1) dumpster and disposal.
3. Prevailing wages are included.
4. Removal and reinstallation of display case.
5. Building Permit is included.
6. Stamped drawings for permit are included. (City required)
7. Work to be performed during normal working hours Monday - Friday.
8. Worked based on a 3 week schedule. Material securing (wall tile) will dictate start date.
9. After hours and overtime is **not** included.
10. Sales tax is **not** included.
11. Based upon a mutually agreeable AIA contract.
12. Payment performance bonds are not included.
13. Any work for hidden mechanicals in east wall of bathroom is not included.
14. AKRA will need to occupy at least 2 parking spots in front of building for dumpster and work area.
15. Temporary utilities **not** included. Owner to provide temporary power.

#### **DIVISION 2 - SITEWORK**

Sitework is **not** included

#### **DIVISION 3 - CONCRETE**

Concrete is **not** included

#### **DIVISION 4 - MASONRY**

Masonry is **not** included

#### **DIVISION 5 - STRUCTURAL AND MISCELLANEOUS STEEL**

Structural is **not** included

#### **DIVISION 6 - CARPENTRY**

AKRA Builders will provide the following:

1. Take out 2 doors and hardware for re-use.
2. Installation and removal of dust walls.
3. Framing walls to deck above.
4. Frame door opening in bathroom for new door location.
5. Daily and final clean-up.

#### **DIVISION 7 - THERMAL MOISTURE PROTECTION**

AKRA Builders will provide the following:





1. R-13 sound batt fiberglass insulation in walls built.

#### **DIVISION 8 – DOORS AND WINDOWS**

AKRA builders will provide the following:

1. Removal and relocation of 2 existing doors and all hardware.

#### **DIVISION 9 – FINISHES**

1. 5/8" painted drywall to match existing colors to the best of our ability.
2. Wrap old door jamb into Sheriff's office with drywall and paint.
3. 4" vinyl base on all new walls to match existing.
4. Wood painted trim to match existing.
5. New tile to match existing in bathroom where door was removed.
6. New wall angle for ceiling grid on new walls, all tiles cut and patched back in.
7. Floor tile installation figured, no material figured. Floor tile supplied by owner.

#### **DIVISION 10 – SPECIALTIES**

AKRA Builders will provide the following:

1. Relocation of fire extinguisher cabinet to "public" side of wall in elevator hallway.
2. Nothing included for adding sprinkler heads.

#### **DIVISION 11 – EQUIPMENT**

Equipment is **not** included.

#### **DIVISION 13 – SPECIAL CONSTRUCTION**

AKRA Builders will provide the following:

1. Relocation of existing fire alarm strobe in bathroom.
2. Add 2 new fire alarm strobes in new rooms created by new partition walls.

#### **DIVISION 15 – MECHANICAL**

Mechanical is **not** included.  
Plumbing is **not** included.  
HVAC is **not** included.

#### **DIVISION 16 – ELECTRICAL**

AKRA Builders will provide the following:

1. Relocate light fixtures as needed.
2. Relocate switch for light in bathroom.
3. Rewire switches and lights in the new rooms.



# GRUNLOH

## BUILDING, INC.

### Division 16000: Electrical

- Included material and labor to complete electrical scope including:
  - Relocate 2x4 troffer lights and rework switches to accommodate new wall in conference room.
  - Relocate switch in bathroom to latch side of new door location.
  - Provide new 2x2 lay in light fixture at location of existing broken light. Assumes wiring from existing light can be re-used.
  - Relocate horn strobe in bathroom to accommodate new door location and add (1) horn strobe in south half of conference room.

### Exclusions and Qualifications

The following exclusions and qualifications are incorporated as part of this scope letter.

- We exclude utility fees, or any other tap or development fees.
- We exclude building permit fees, as we assume these will be waived by the city.
- We exclude any additional work, which may result from subsequent review by the building department official, local Fire Marshall, or other government authorities including health department.
- We do not include any overtime, premium time, or shift work. There are no provisions for force majeure, inclement weather, strikes, work stoppages, slowdowns, or other conditions beyond the contractor's control.
- We exclude any architectural or engineering fees.
- The form of contract must be acceptable to the contractor.
- We exclude a bid bond.
- We exclude winter conditions or temporary heating.
- We exclude materials testing, as we feel it is not required.
- We exclude costs for temporary utilities as we assume these are to be provided by owner via existing building.
- We exclude factory mutual requirements.
- We exclude asbestos and/or hazardous waste handling and/or removal.
- We exclude any perimeter fencing/barricades.
- We exclude any fire suppression system work.

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**Total Proposal:**

**\$ 63,685.00**

We thank you again for the opportunity to submit this proposal and look forward to moving forward with the project. Please do not hesitate to reach out with any questions.

Respectfully submitted,



Patrick Grunloh, President



# GRUNLOH

## BUILDING, INC.

Friday, May 9, 2025

Angie Thompson

Reference: Effingham County Board Office  
1st Floor Remodel Project  
101 North Fourth Street, Suite 301  
Effingham, IL 62401

We appreciate the opportunity to work with you on the above referenced project. The following outlines our proposed scope for each division of construction for the project and is based on the RFP dated April 15, 2025 and subsequent site visits since that date.

### Division 1000: General Requirements

- Assumes a 5-week construction schedule. A detailed project schedule will be provided within 2 weeks of contract issuance.
- Included costs to develop floor plan for building official review. Assumed architect/engineer stamped plans are not required.
- Included coordination and supervision of all subcontractors and vendors under our proposal.
- All construction personnel will be required to adhere to OSHA CFR 1926 and follow all safety procedures outlined in Grunloh Building, Inc. Safety Manual.
- Work trucks, mobile phones, computers, and weekly progress photos and reports.
- Dumpster for construction debris and portable sanitary facilities for construction personnel.
- Construction progress cleaning and final cleaning.
- We have included a general 1-year material and labor warranty on all work.
- This estimate does not include: bid bond, builder's risk, monthly utility fees or tap fees, temporary security fencing, overtime or shift work.

### Division 6000: Carpentry

- Included material and labor to install 2x4 wood stud framed partition in the conference room & hallway at location of new secure entrance.
- Included material and labor to install sound batt insulation in new walls.
- Included material and labor to frame opening for new bathroom door.
- Included material and labor to install dust partitions as needed.

### Division 8000: Doors and Windows

- Included material and labor to remove and relocate (2) hollow metal frames and wood doors.
  - Assumed all door hardware can be re-used.

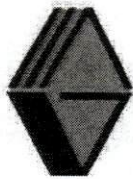
### Division 9000: Finishes

- Included material and labor to install drywall on all new vertical wall surfaces to a level 4 finish.
- Prime and provide 2 coats of finish paint to all new drywall surfaces. Existing wall surfaces will be painted to a natural break point to provide consistent finish.
- Included material and labor to remove and re-install acoustical ceiling grid and tile at new wall locations.
- Included material and labor to demo 2x2 mosaic wall tile in the bathroom on entire south and east walls, and reinstall new tile of similar size.
  - Assumed existing wall tile is not salvageable.
- Included material and labor to install vinyl base at new walls.
- Included material and labor to install wood accent trim to match existing detail on lobby side of new wall.

### Division 10000: Specialties

- Included material and labor to relocate existing fire extinguisher cabinet into lobby side of new wall.

901 North Second Street • Effingham, IL 62401 • 217-342-2221 • [BuildwithGrunloh@GrunlohBuilding.com](mailto:BuildwithGrunloh@GrunlohBuilding.com)



**Grunloh  
Construction  
Inc.**

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[mfearday@grunloh.com](mailto:mfearday@grunloh.com)  
[www.grunloh.com](http://www.grunloh.com)

## PROPOSAL

**DATE:** May 9<sup>th</sup>, 2025

**To:** Angie Thompson  
Effingham County Government  
101 N. 4<sup>th</sup> Street  
Effingham, IL 62401

**PROJECT:** Construction/Remodel of 1<sup>st</sup> Floor Bathroom,  
Hallway & Office Space (County Office Building)

We propose to furnish all labor, material and equipment to perform renovation work per our site visit and as described below.

### 1<sup>st</sup> Floor Bathroom/Hallway

- Remove existing wall base and ceiling at new partition.
- Remove wall tile from inside of existing restroom.
- Relocate restroom door to East wall.
- Furnish and install new wall in hallway.
- Frame, hang, and finish new drywall wall to split existing hallway near elevator, infill relocated restroom door, and patch restroom walls.
- Paint new and a portion of existing walls to match existing.
- Patch ceiling and install wall base at new walls.
- Electrical work to include modify switching and relocate fire alarm strobe.
- Add sprinkler head near new partition.
- Remove and reinstall display case and toilet accessories
- Cleanup of all debris created by this scope of work.

### Conference Room Split

- Remove existing wall base and ceiling at new partition.
- Frame, hang, and finish new drywall wall to split existing room at outside corner.
- Paint new and a portion of existing walls to match existing.
- Patch ceiling and install wall base at new wall.
- Electrical work to include moving existing light fixtures, modify switching and add fire alarm strobe.
- Cleanup of all debris created by this scope of work.

**PROPOSAL:** All work associated with the defined scope of work for the contract sum of: ( \$38,200.00 )

**Construction Timeline:** Begin work 90 days after receipt of executed contract.  
Complete work 30 days after start.

**EXCLUSIONS:** Building permits, builder's risk insurance, bond, premium time, HVAC, architectural or engineering fees, new wall tile in restroom.





**Grunloh  
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Thank you for allowing us to provide you with a proposal for your construction services. If you have any questions, please feel free to reach out and contact me at our office or my mobile at 217.821.8951.

Sincerely,

Marty Fearday  
Grunloh Construction, Inc.