



CITY MANAGER'S OFFICE
 303 W WESLEY STREET, WHEATON, IL, 60187
 630.260.2012 | www.wheaton.il.us

MEMORANDUM

TO: The Honorable Mayor and City Council

FROM: William Kolschowsky, Assistant City Manager

DATE: January 20, 2026

SUBJECT: **Recommendation for Independent Cost Estimation and Value Engineering Services – Five Votes Required**

Request

City Council approval of the attached resolution for an agreement with CCS International, Inc. (CCS) for independent cost estimation and value engineering services related to the Police Station renovation and Fire Station 39 replacement projects.

Background

The 2024 Facilities Condition Assessment identified the Police Station and Fire Station 39 as needing immediate repairs and substantial investment. Based on the condition assessment and operational needs, City Council elected to proceed with a substantial remodel of the Police Station and replacement of Fire Station 39. The Police Station project has concluded its space needs analysis, and the Fire Station space needs study and site analysis is ongoing.

Given the scale and complexity of these projects, the City is seeking to engage with an independent cost estimator. Retaining an independent cost estimator ensures objective oversight of design-related cost implications, maintaining fiscal discipline while aligning with project goals. Value engineering services will identify cost savings opportunities and optimize design efficiency without compromising quality or functionality. The third-party review of projected expenses also reduces the risk of cost overruns, costly redesigns later in the process and unforeseen budget impacts, especially as it relates to the planning and issuance of debt.

Throughout the preliminary design phase of these projects, uncertainty regarding project costs has posed challenges in making informed decisions about scope and design elements. Without reliable cost projections, it has been difficult to evaluate trade-offs between functionality, operational priorities, and budget constraints. Retaining cost estimation and value engineering services at this juncture will provide additional clarity to better align design choices with financial realities.

The City has previously retained CCS for large-scale capital projects including the recent Downtown Strategic and Streetscape Plan and Library expansion. Their involvement will provide experienced guidance and ensure the design of the buildings will meet our operational needs while being cost-effective. Utilizing CCS at this stage will also allow the design process to proceed with minimal delays to project timelines.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: ERICA BRAY-PARKER | LEAH BRICE | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER

Scope of Work

Under the terms of the agreement, CCS will provide six cost estimates: one estimate after the conceptual design, schematic design, and development phases for both the Police Station and Fire Station projects. Cost estimates at the conceptual and schematic design phases also include value engineering and cost reconciliation services.

Budget Impact

The total cost for all cost estimates and value engineering services outlined in the contract is \$129,859.20. The 2026 budget includes \$1.2M for Engineering and Design Services in the 2026 G.O. Bond Fund.

Recommendation

Staff recommends that the City Council adopt the resolution authorizing the execution of Agreement No. 592 with CCS International, Inc., for independent cost estimation and value engineering services.

The Agreement is on file in the City Clerk's office and available for review.

RESOLUTION R-2026-

**A RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENT NO. 592
WITH CCS INTERNATIONAL, INC. TO PROVIDE INDEPENDENT COST ESTIMATION AND VALUE
ENGINEERING SERVICES FOR A TOTAL AMOUNT NOT TO EXCEED \$129,859.20**

WHEREAS, the City of Wheaton, Illinois, ("City") is an Illinois home rule municipality pursuant to the provisions of Article VII, Section 6, of the Illinois Constitution of 1970; and as such the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City requested a proposal from CCS International, Inc. for Independent Cost Estimation and Value Engineering Services; and

WHEREAS, CCS International, Inc. submitted a proposal to provide Independent Cost Estimation and Value Engineering Services for a total amount not to exceed \$129,859.20; and

WHEREAS, the City budgeted funds in the amount of \$1,200,000 for engineering and design services; and

WHEREAS, both parties agree to the terms and conditions set forth in the agreement for Independent Cost Estimation and Value Engineering Services; and

WHEREAS, the corporate authorities of the City of Wheaton, DuPage County, Illinois find it reasonable and appropriate to enter into an agreement with CCS International, Inc. located at 1815 S. Meyers Road, Suite 1070, Oakbrook Terrace, Illinois 60181 for Independent Cost Estimation and Value Engineering Services for a total amount not to exceed \$129,859.20.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois, that:

The Mayor is hereby authorized to execute, and the City Clerk is hereby directed to attest to City of Wheaton Agreement No. 592 with CCS International, Inc. for Independent Cost Estimation and Value Engineering Services; and that a copy of that certain City of Wheaton Agreement No. 592 is on file with the City Clerk's office and is incorporated herein as if fully set forth as Exhibit A.

ADOPTED this 20th day of January 2026.

Mayor

ATTEST:

City Clerk

Roll Call Vote:

Ayes:

Nays:

Absent: