



CITY OF WASHINGTON, ILLINOIS
Committee of the Whole Agenda Communication

Meeting Date: July 8, 2024

Prepared By: Michael D. McCoy

Agenda Item: Evidence Building Update / Dewberry Proposal

Discussion: Attached you will find a Memo from Dewberry concerning a rebid for the Evidence Building. Original bid qualifications for the Evidence Building has expired forcing a rebid to be conducted by Dewberry. The cost for a rebid is \$4000.00.

Included in their Memo is a quote for a VE (Valued Engineering) study, in an effort to reduce the cost of the building. Cost for the VE study is \$ 49,600.00. (includes Rebidding fee)

Fiscal Impact: \$ 4,000 or \$ 49,600.00

Action Requested: City Council review Memo and make recommendation



MEMORANDUM

DATE: June 28, 2023
TO: Chief Mike McCoy
FROM: Nathan Custer/ Jonathan Tallman
SUBJECT: Police Evidence Building Rebid Request

Chief McCoy:

In response to our recent conversation of June 18, 2024 with regards to the project known as Washington, IL Police Evidence Storage and related to the action taken by the Washington City Council on the evening of June 17, 2024 to decline a requested amendment to the city budget to provide addition funds intended for this project, I offer the following outline.

Proposed professional services fees associated with requested rebid scenario options:

- Rebid in July 2024 for design as is expense (with epoxy incorporated into base bid). **(\$4,000.00)**
- Rebid with a VE effort to reduce from low base bid (\$2,337,400) to allocated budget funds (\$1,900,000) a delta of (\$437,400) 19%. **(\$49,600.00) 200 hrs. architectural, structural, mechanical, electrical, plumbing, and civil engineering re-design and re-bid work).** Dewberry offers no guarantee to receive a bid at or below this budget.

Potential cost exposures to the project which may result from this action:

- Potential loss of bidder interest due to other commitments or opportunities.
- Initially interested and well positioned bidders have revealed their prices publicly.
- Potential winter condition protection costs due to delayed start for an all masonry building (\$30,000 on a recent masonry structure of similar size and construction near our geographic area).
- Potential ground-breaking delayed until spring for better weather (verify any impacts on grant process).
- Anticipated workforce wage increases (union trades labor contracts typically negotiated each May).
- Potential increase in material costs which has been a persistent recent trend (10% is reasonable).

Respectfully-

Nathan D. Custer, AIA, NCARB, LEED AP

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