

Police Response:

Please see my responses to the questions that I could answer.

**What other options exist for a police headquarters?**

The Allentown Police Department completed a feasibility study that explored the various options available to us. The best option that met our needs is to renovate the current police headquarters located at 425 W Hamilton St. and add an addition fronting Hamilton St. The patrol station located at 1005 W Hamilton St. is not a good facility for us. Over the years it has experienced a large amount of issues to include heating, cooling, and plumbing issues that cost the city additional expenses. The current locker rooms are not adequate for our personnel. In my prior email, I noted that if it were my decision to select 10<sup>th</sup> St back in the day, I would not have made that decision.

It is vital to bring all officers under one roof and have a location that meet our needs (operational, infrastructure, and efficiency). Currently there is a physical disconnect from the patrol station and headquarters. It is not ideal to operate in this manner. This is an investment that meets not only the needs of today but also well into the future . The funding that we obtained through ARPA points our project to be successful and allows APD to also pursue full accreditation with CALEA through infrastructure improvements. As you well know , the front entrance to the 4th st station is not ADA compliant. This investment not only benefits the police department but the city as a whole.

**What are the cost benefits of each option?**

I do not have the cost benefits of each option as I only have the costs associated with the build/renovation that is listed in the feasibility study that was done by Alloy 5.

**Do we need an entire new building? Could the city hall and 10<sup>th</sup> street sites be made more adequate?**

We are not asking for an entire new building but a renovation/addition to the current footprint that we occupy at 425 W Hamilton St.. It is vital that a construction manager be utilized so that we can keep the project on track and ultimately save the city money. The expertise put forth by the CM would help is in navigating any potential asbestos abatement issues. In

speaking with my colleagues from Easton PD and Whitehall PD, they both utilized CMs to manage the project and ensure that construction was done to minimize change orders etc.

If authorized by council, a Construction Manager would assist us through the RFP process for the actual build and provide oversight during construction. The steps would include pre-construction services, work packaging, procurement strategy, cost control during design and construction, trade contractor management, schedule control, and project administration and close out. Having the CM for the process would help us stay on schedule, keep costs at a minimum, and be our advocate with the expertise that they provide.

As a council you have a say in every step of the way and are included in this process since the beginning during our feasibility study. If any council member needs to see our current buildings please feel free to reach out to me so that we can show you the current state of the patrol station and the police headquarters.

Finance Response:

Construction Management Information

Questions – here is the set of questions posed by various councilpersons – any additions?

What other options exist for a police headquarters?

What are the cost benefits of each option?

Copy of the rfp and response to the rfp – received. **Please see four (RFP2024-13, Alvin Butz Technical Proposal. Alvin Butz Cost Proposal, RPF 2024-13 Access Report) attached documents.**

Do we need an entire new building? Could the city hall and 10<sup>th</sup> street sites be made more adequate?

Vendor Contact – how typical is it that if 46 vendors download the rfp, only 1 reply? How does that compare to previous postings of this nature. **This is common for this size of the project. This is a major construction**

project. There are not many vendors that have the expertise to complete what the City was requiring in the scope of work. When we upload the RFP (Request For Proposal) on the Public Purchase site, many vendors download it to view the scope of work. Once they realize they do not have the capacity for a project of this magnitude, they do not move forward to bid on the job.

Why was the contract not presented to council prior to August 7<sup>th</sup>, when the presentation was done in February to the full council? **After the optimum site for the Police Headquarter was selected, we had to go through the City's procurement process to select a Construction Manager. Which takes approximately 4 to 6 months. All City departments RFP work is completed by limited staff of 3 in the Purchasing Bureau.**

What options exist to use the funds in other ways – revenue replacement, different or previous projects, etc. : **I am exploring the revenue replacement option for all remaining funds if we are unable to secure the contract for this project.**

If a professional management gets the contract, does council still need to approve a contractor doing specific work? Controller said yes.

**Yes. Council will have to approve the procurement process for all other contracted work for this project. For example, for design for this project an Architect will need to be selected. The approved contract from the RFP committee will be brought to council for their approval of the procurement process.**