



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Minutes - Final

### City Council

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Wednesday, August 21, 2024

5:30 PM

Council Chambers

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#### Special Meeting to Review and Act on R131

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##### Roll Call

**Present:** 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

##### 15-7102

##### R131

Authorization for Contract with Alvin H. Butz, Inc. in the amount of \$1,151,989.00 to provide professional construction management services for the new Police Headquarters that would be located at 425 Hamilton Street. There was one (1) bidder, contract shall be for two (2) years with one (1) year renewal beyond the contract expiration period.

**Sponsors:** Administration

**Attachments:** [R131 - Butz](#)

[From PD and Finance.docx](#)

[2024\\_APD Media Kit.pdf](#)

[2024-02-07 Allentown Police City Council Presentation.pdf](#)

[2024-13 Construction Management Services Final.pdf](#)

[AccessReport RFP 2024-13.xls](#)

[Resolution #30900](#)

Assistant Chief James Gress stated that before the begin tonight, he wants to mention a few things, he knows there is a lot of concern about the proposal for a Construction Manager and eventually a new building. There are lots of concerns about different things. It is about bringing everyone up in one roof here to be more efficient, more productive and better serve the community. One of the biggest concerns of course from what he hears from a lot of people is about parking, parking concerns. He has been working with Jon Haney from the Allentown Parking Authority continuously and they are solutions that they have that will be in place. He arranged for Alloy5 to come in Bekah and Michelle from Alloy5 are here. They are going to do a brief recap on what occurred and how they came to this tonight.

Ms. Bekah Rusnock did bring a timeline that she can share with everyone.

This timeline just reviews the schedule that they follow during the Feasibility Studies. It was a six month process. They break their studies up into three pieces. The red box that they see if they are looking at the timeline is the data collection piece. The yellow is the building evaluation and in blue is what they call designs. Back in July of 2023, they had a kickoff meeting and did a site walk through and from there they met weekly with various members of the administration. The police obviously was there. They always had members of Public Works were with them and members of Community and Economic Development. Particularly the Planning Department and Zoning. She stated that they can see when they evaluated the buildings and again, that is the yellow piece. They evaluated and surveyed the 4th and Hamilton Building and also the 10th and Hamilton Building which they evaluated more so to use it as part of a transition plan and how would that work. She noted that neither of the buildings they were able to find floor plans so they surveyed them themselves and also the engineering consultant at the time was D'Huy Engineering and they also surveyed the buildings. They held end use meetings with each department within the Police Department and talked to multiple officers throughout the entire police force and got an understanding of the roles that they play and the jobs they do and how their pieces function in a broader department. By September they were evaluating proposed sites. The way that they do site evaluations is that they work with the police and the rest of the teams to come up with criteria and then they as a group gather some potential sites and judge them against that criteria that they developed. From that process the only site that checked all the boxes in that criteria was the existing site is some space here at the city hall complex. They can do an addition on to the building. The total plan is to renovate the existing police department and build an addition on. The total square footage will be about 50,500 square feet. The programming fits well into that space. It allows for some growth which the department has planned for some growth to kind of go along with the growth of the city, the city population. A big factor in our evaluation was putting the entire department under one roof which isn't possible for the limitations of the square footage. She reminded them one of quirks of the existing police station, it was built in the 60s. When it was built it was a courtroom in the center of the police department. There is about 3,000 square feet of emptiness right now. It is very under utilized footprint which she describes it as a bit of a quirk to the building. In the renovation plan they are calling for reusing that space. That still did not give them the capacity they are looking for to meet the program which is why they are proposing an addition. She stated that she is happy to answer any questions. They are here in the first meeting in February to present to Council. They previously presented to the Public Safety Committee and then in January they presented two informational sessions of officers so they can come in. She stated that she believes they were before and after their shifts to learn how the study worked.

Dr. Cynthia Mota asked if anyone had any comments.

Ms. Candida Affa stated that they did the Feasibility Study and she knows that Mr. Hendricks and she were at the Public Safety Committee Meeting. She asked when they talked about the police line. Many police officers were aware of this and many police officers saw the study. She stated that they have 200 and something police officers. She asked if they had input in this.

Ms. Bekah Rusnock stated that they referred to the end user which is if they were doing a Feasibility Study in a school, the end users would be teachers. In this particular case, the end user will be particular officers. Each department met with the team to say what they do. They looked at the conditions of the building. They talked to many end users.

Ms. Candida Affa asked with the Feasibility Study how much did that cost us.

Mr. Jeffrey Glazier stated that it was budgeted for \$50,000.

Ms. Candida Affa asked if they paid \$50,000 to study actually what would be the best place to be.

Ms. Bekah Rusnock stated correct. To analysis your existing facilities and form a site analysis to develop a potential final solution for what the future building could look like.

Ms. Candida Affa stated that the study came up with right here on 4th Street would be the best plan.

Ms. Bekah Rusnock stated that it is part of the criteria was to keep the police under one roof. It was a big piece of the criteria. To keep the facility in the heart of the city. They refer to it as the government quarter. It would be preferred that they would stay in one unit.

Ms. Candida Affa asked if they looked at 10th Street.

Ms. Bekah Rusnock stated that they looked at 10th Street as part of a transition plan. They surveyed the 10th Street Property, but their understanding was that building was not going to be in the long-term plan to be possibly our police station. That footprint of the building and that site was too small to provide for the program we were developing for. It did not hit the criteria that we had to develop together during the study.

Mr. Ed Zucal stated that there has been at least allegations and he knows for a fact that there has been asbestos in that building. He stated that he used to work there and the possibility that the underground being limestone. He asked was that taken into an account when the Feasibility Study was done.

Ms. Bekah Rusnock stated that they were aware of asbestos which is a very common element in buildings. Particularly in this area. It is not uncommon for them to come across asbestos. During the renovation process there is a whole list of rules that need to be followed as far as abatement. The Engineers during their survey was an underground piece in city hall complex and they did explore that and she did not participate in that.

Mr. Ed Zucal asked what did that study reveal.

Ms. Bekah Rusnock stated that when city hall was constructed, the parking deck which was behind it did not exist. The original plans in which they were able to find was a post card rendering as a plaza. When the parking deck was built and the connect part was built, it basically destroyed that plan. There is a water feature in the post card. the eventual construction included different stairs. The engineers showed that they could construct upwards off of that. The plan was and part of the issue and the challenge of the police station is that it sits so far back from the street. Hamilton is an incline or decline.

Mr. Santo Napoli stated that with the concern of limestone, they looked at the report that they prepared and the only green dot was for the exterior walls. In the analysis of the existing. He asked if they could say that the limestone isn't an issue. The wall actually held up.

Ms. Bekah Rusnock stated that in the terminology they would use is the building has strong bones. It is well suited for a renovation. The cork of that central space being vacant is an oddity, but something that they could work around. They felt confident that the interior could be completely renovated. That is a pretty common solution to reuse an existing building. The square footage was too small to meet the program needs.

Mr. Santo Napoli stated that he heard from some folks that why we don't build a second police station somewhere else. Obviously, it doesn't fit the criteria because we want everyone under one roof. Hypothetically, what did you come at when it came per square foot. He asked if they have an average of what it comes out to in today's construction market and police stations that have been built recently. He stated that if he does the math, and the city builds another police station, it ends up costing the same then

if we do this project per square foot.

Ms. Bekah Rusnock stated that it is a tricky question to answer because there are so many factors. There is a misnomer that using an existing building is cheaper. She does not have the exact figure. Another challenge is that the city does not own another building that another building of this size can go on.

Mr. Santo Napoli stated that acquisition is the biggest challenge. He is glad that they are voting on this tonight. They have an opportunity to make it right and put the police officers in the best facilities. It is a way to attract new talent.

Ms. Ce Ce Gerlach asked about the Feasibility Study and any community meetings.

Ms. Bekah Rusnock stated that they did not meet with the community. They typically only work with the police department. It was encouraging that the management was there.

Ms. Ce Ce Gerlach stated that other police department use the opportunity to bring multiple agencies. In the Feasibility Study, the 10th Street location wasn't looked at in terms of Feasibility. She asked what the Feasibility of that station is.

Ms. Bekah Rusnock stated that they surveyed the site and found the footprint of the building would be too small to meet the program.

Ms. Ce Ce Gerlach stated that originally it wasn't and they voted that back down.

Ms. Bekah Rusnock stated that is the number that the police felt comfortable planning for. There are labs in there, there are cells in there. It is not just officer space. Police work is so specialized that are other spaces that needs to be accounted for. The 250 was the number of officers that the police felt comfortable looking at projections of city population. That was the number that they gave to reach 250. They didn't over program. It is relatively tight.

Ms. Ce Ce Gerlach asked the administration have they ever been at full complement.

Assistant Chief Gress stated that is 2002 under Stephen Kuhn, they were at 242. He stated that Councilman Hendricks or Zucal would remember better than him.

Ms. Ce Ce Gerlach stated that it actually been a long time since they actually been at full complement. Assistant Chief James Gress stated in the foreseeable future, their goal is to be at full complement. She asked how long has APD been operating in two different locations: 10th Street and 4th Street.

Assistant Chief James Gress stated under Chief MacLean when the purchase the Parking Authority building at 10th and Hamilton. He stated maybe 2005. He asked Mr. Hendricks if that sounds right.

Ms. Ce Ce Gerlach stated that one of the main rationale stated keeps getting pointed out is that we need everyone under roof because of leadership and efficiency.

Assistant Chief James Gress stated back in the day Chief Kuhn made a lot of grants available just in an event of a terrorist attack. At one point they purchase a building from the Housing Authority with the plan of having a patrol station there, a substation and asked if Mr. Zucal remembered. The idea back then was to section the department out. Since that time it has changed and they now suggest as a best practice for everybody for efficiency reasons and accountability reasons that the communication be under one roof.

Ms. Ce Ce Gerlach asked if they would be the Department of Justice.

Chief James Gress stated that the Department of Justice is a best practice.

Ms. Ce Ce Gerlach stated that now they will go to timeline and this might be a Ms. Patel question. February it was presented and Council did not hear anything after that. She asked is May when the bid went out She stated that she feels like that there was some document that they sent to them. She feels like that is when the bid went out.

Ms. Sarrah McNeil stated that it was advertised on May 24th. The Butz contract.

Ms. Ce Ce Gerlach stated that the Butz contract was advertised on May 24th.

Ms. Sarrah McNeil stated the RFP. It open on July 22nd.

Ms. Ce Ce Gerlach stated that was a month after Council voted down the 10th Street location. That was in April.

Ms. Bina Patel stated that she doesn't believe there is a connection of trying to connect the voting down of 10th Street and the Bid for this RFP being on the Public Purchase where there was any thought connecting that to the other. The timeline just happened like that. It was not planned that way. It was within a month of each other.

Ms. Ce Ce Gerlach stated that they all know it is great when they have construction and when they are hiring local people and they are able to provide for their families. She wasn't able to find the MWBE compliance paperwork. She stated that Butz on his website has a company in Philadelphia that he uses. In terms of locally, do we have that somewhere.

Ms. Bina Patel asked Sarrah if the Purchasing department has any gradual details.

Ms. Ce Ce Gerlach stated that it is in the actual RFP.

Ms. Sarrah McNeil stated that it is not a requirement. It is only there if they would submit. They do have that IBE preference if anybody would qualify, but they don't anything in the solicitations.

Ms. Ce Ce Gerlach stated as Butz stated in his bid, he definitely has done a lot of construction in the Lehigh Valley. Allentown folks out there working and she rarely sees them getting the jobs getting the construction.

Ms. Bina Patel stated the process is to make sure minorities are involved.

Mr. Ed Zucal stated that he has a question for Ms. Patel. Any event that this doesn't get passed for this particular project. What other avenues can the \$9 million be used for revenue replacement.

Ms. Bina Patel stated that if this contract is not approved by Council tonight, revenue replacement she would be exploring that currently. Dr. Cynthia Mota asked if there were any other comments from the dais.

Mr. Daryl Hendricks asked why was it that it was decided on February 27th, but did not go out until May. It seems like a long time to put out the bid and heard nothing in between and suddenly we asked for a short delay.

Assistant Chief James Gress stated that he and Chief Agosto worked on this grant application with Senator Nick Miller's office for this RFP. It is grant funded. They applied by the deadline.

Mr. Daryl Hendricks stated that it seemed like a long delay.

Assistant Chief James Gress stated that they have applications from February that has been awarded yet.

Ms. Ce Ce Gerlach stated that she had a question on what Mr. Zucal had said. Depending on how this vote goes, and the funds are sitting there. We are not losing it necessarily. You would be able to figure out possibly a way to put that into the funds for revenue replacement to offset a tax increase.

Ms. Bina Patel stated that the federal government has defined revenue replacement as different categories who can use that revenue replacement for. One of them could be public safety salaries or the cost the city occurred during Covid time.

Dr .Cynthia Mota asked if there were any comments from the public.

Mr. Jeffrey Glazier addressed Councilman Hendricks concern about the time and when the study was proposed when the bid went out. He stated that the city has a great Purchasing Department and they do a lot of bids. Putting out an RFP for a construction manager is a specialized, a different kind of questions and requirements. He thinks the departments rather than rushing it took their time to make sure the RFP dotted all the Is and crossed the Ts. It took longer than a normal solicitation would have taken. To Ms. Gerlach's question on contractors, the contract is only for Butz. They are not hiring the trades. Those are separate contracts. Once you hire a construction manager and hire then an architect and an engineer and do your billability study, then you hire the trades. Hopefully, those contractors have a lot of folks who live in Allentown.

Ms. Candida Affa stated when they go out, do they have to be approved by the city. If there was an RFP for a plumber and two were local and union. That is when the city has a say and asked if she is correct.

Ms. Bina Patel stated absolutely. They will follow the same process and have a bid out and then bring it to them as a contract. They absolutely have a choice with technical review and cost review. She stated Council approved if that Procurement Process was followed accurately.

Ms. Candida Affa stated that she wants to know how much power Council has.

Ms. Jessica Baraket stated a couple of things, yes, that is correct. There is going to be different contracts for each different trade out there. You will have your electricians, your plumbers, the people who do the construction.



That would be the ones as a bid. Those won't be done as RFPs. Those will be done as lowest bids. Not as RFPs. The city can write in the specifications that the vendors have to come within a 20 - 30 miles radius. She stated that the city wants to be careful to make sure they get people to respond. If they make that too restrictive, the city runs the risks they potentially not getting any responses.

Ms. Candida Affa asked with unions will that be one of the specifications too. She understands 10 percent, but what about the unions.

Ms. Jessica Baraket stated that limited to unions could be a potential for having some discrimination because you will be limiting to only these people and they are not having open and fair conversations. There are ways to structure the bids. She stated that these will be prevailing wage contracts so they would have to follow the Prevailing Wage law.

Mr. Santo Napoli stated that he is hearing the thought of using this as revenue replacement. That doesn't solve the bigger issue. They are woefully behind when it comes to the facilities of public safety. It doesn't solve the ultimate problem that we need to make an investment in public safety in the city of Allentown. If we don't use the ARPA money for this, it makes that challenge even more challenging to get this facility built without having the \$9 million of ARPA. Alloy5 presented on February 7th to the full Council and we are still saying tonight that we were not informed of everything or wasn't told of everything. They as Council, has the right to raise concerns. His thought was February to May and to do it now is disrespectful. They had the opportunity to ask these questions. For city staff it is demoralizing. In the future, they need to be better at when and how they approach these issues.

Dr. Cynthia Mota stated that they should be a really good steward of the taxpayers money. She stated that it is not disrespectful. In order for them to make a better judgment, she thinks that they need to know and make sure if there are problems, they are addressed.

Mr. David Benner, President of FOP Queen Lodge,

Mr. David Benner, President of FOP Queen City Lodge 10, stated that he would agree that a renovation of some sort is necessary. He stated that he sent an email along with the mayor asking him has he solved the parking problem. Contractually, with their CBA you have to provide secure parking. You will need 80 new spots. He will promise them that there personal cars being safe with equipment then they are with a new station. That is a problem you have to address. He doesn't know what study would put all your resources in one location. What if there is a disaster or a civil

uprising, where do we fall back to. That's why you have two stations, because if something happens, where are you going to go, nowhere. He assumed they are staying at 10th Street. No one was able to provide a separate spot. The spot on 9th Street, he did his homework and it is 2500 square foot smaller than what they currently have at 10th Street. They were proposing putting lockers in a hallway. They need 75 - 80 spots. The feedback is why on 4th Street and not the Waterfront. The parking is contractual. He stated that he doesn't want to call anyone out, but hasn't seen them on 10th Street in 15 years. Sadly, he knows there is push back from builders to strong arm you to get out of 10th Street. No matter what, the parking has to be addressed. The other issue are the locker rooms that are needed. He never saw Alloy5 at the 10th Street station speaking to the musters. They only looking at parking, locker rooms and a couple of offices for the Commanders.

Dr. Cynthia Mota asked what is he saying. No one got any input. The input that would make this project is from people that are here that would utilize it more. Patrol comes in, gets changed, grabs their car and sits down the muster. The prior shifts and the roll call. The biggest thing they want is parking. He never got a response from the mayor.

Dr. Cynthia Mota asked if they can speak on the parking issues. Ms. Candida Affa asked if they can have that woman come back and explain the study they did with the parking.

Assistant Chief James Gress stated that Benner mentioned 80 cars. When he was working with Jon Haney from the Parking Authority, they had to figure parking for 110 vehicles that they had the solution for. They went to 10th Street and counted the spots and the cars. They came up with 110.

Dr. Cynthia Mota stated to Assistant Chief Gress what he is saying there are 110 parking right now.

Assistant Chief James Gress stated between the specialty vehicles, the patrol vehicles, the shifts and the overlapping shifts, they would need 110 spots. They have a fleet of 55 marked, 45 unmarked and then the cars that are on the roads. They would need to be safe, 110 spots.

Ms. Bekah Rusnock stated ample parking spots was one of the criteria they developed when they looked at the potential sites. It was a large hurdle and in the conversation in choosing the site that they chose was that there was a deck here behind city hall and potential to find 110 spots in the deck. That would be a negotiation between the city and the Allentown Parking Authority.

Dr. Cynthia Mota asked if there were any other comments from the dais.

Mr. Santo Napoli quickly added and Mr. Hendricks is aware of this. This has come up at a Parking Authority Board meeting. It has been discussed probably since March when it all came out. It was after the Feasibility Study was presented in February. It was a discussion on how to move the jurors from the government deck to the community deck to make room for a project such as this.

Dr. Cynthia Mota asked if there were any other comments from the public.

Ms. Margarita Houser (sp), 1406 Hamilton Street, stated that she has submitted an email questioning why this is coming up now when this was already an expense in the budget. What is causing the delay in understanding it. She is concerned that the \$9 million could be used for revenue replacement. She did not hear that is key and that is something being analyzed and assessed with a consultant. She deferred to Ms. Patel, but her understanding is it is not like we could use that money for anything else that we need to use the money for or want to use the money for because there are restrictions placed by the federal government on what that money could be used for.

Dr. Cynthia Mota asked if there were any other comments from the public.

**Yes:** 5 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Candida Affa, and Santo Napoli

**No:** 2 - Natalie Santos, and Ce-Ce Gerlach

Enactment No: 30900

**ADJOURNED: 6:20 PM**