



# PROCHASKA & ASSOCIATES

February 3<sup>rd</sup>, 2021

Shane Wimer  
Assistant City Administrator  
City of Fremont  
400 East Military Avenue  
Fremont, Nebraska 68025

**RE: Proposal to conduct an Analysis of City of Fremont Police,  
PSAP and Dodge County Sheriff's Department Building**

Shane and Selection Committee Members:

We want to Thank You, the City Council of Fremont, and the Dodge County Board of Supervisors for the opportunity to again assist you with this Analysis project. As you know, we have significant history with several individuals there at the City and Police Department, and have more recently come to know several key parties of the Dodge County component, and in particular, Sheriff Hespín. Moreover, we have developed a familiarity with the Police and Sheriff's Department/Jail properties based upon our prior work with you, which we believe to be unequalled, and it is our hope that this will assist with selection of our firm to conduct this Study for the City and County.

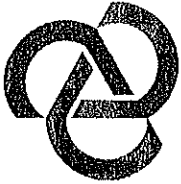
Our previous project experience with joint-use facilities, whether for Police-and-Fire, as in our Marshalltown, Iowa, and McCook, Nebraska projects, or with a Police-and-Sheriff's Department, is also unequalled, we believe. Our view is that each entity of a joint-use facility deserves special treatment, and should not be portrayed as having lesser importance, or prominence in the finished mixed use product. The additional issue we realize to be of importance to you, *with this Study*, is the evaluation of both the existing Police and Jail properties to determine their feasibility as future joint-use facilities, thus possibly retaining their present property values to the City and County.

Your Request for Proposals again outlined five Tasks, which we believe that, taken together, very closely resembles a process we have followed for numerous similar Studies, in that each property must be separately evaluated for its potential to adequately contain the Program of Spaces our firm first developed for such a joint facility, including all building spaces, as well as property setbacks, off-street parking utility easements, and other Site Development restrictions imposed by Zoning Code and other documents. We note that the RFP also asks for consideration of co-location of your Emergency Operations Center (PSAP). As part of this process, we will re-evaluate and re-familiarize ourselves with your Exhibit "A".

In addition, each step described in your five Tasks would appear to include several of the steps our firm may have already taken with you—particularly with regard to evaluation of and familiarity with the existing Police Headquarters building and grounds. In addition, we undoubtedly have developed significant familiarity with existing Dodge County Sheriff's Department and Jail building.

**NEEDS ASSESSMENT (OPTIONAL)** While we would not wish to challenge your parameters here, we would nevertheless want to state that such a Study, based upon your "1) Program (Task 1), (b)" assumption of a 100-bed jail capacity, is actually required by the State of Nebraska Jail Standards Division to follow directly from a formal Needs Assessment phase, which could in fact yield a significantly different projected bed count and need for additional site space to meet both the City's and County's long-term need with a potential Joint-Facility. If this step is desired, we have very capable staff, *all in-house*, who can assist you with this, and have been well-recognized by the State of Nebraska for their sophisticated documentation. This step, if desired, would be offered for a separate, but very reasonable fee. Moreover, our preliminary research, available to all from public documents, suggests that Dodge County's boarding and transport expense of overflow inmates for 2017 was already in excess of \$1.7 million, and has a budget allotment this year in the vicinity of \$2.2 million, which suggests that the cost savings argument, if properly publicized, may greatly aid in increasing public sentiment for Bond passage.\* In fact, this very issue is what led Adams County (Hastings, Nebraska) to seek our Phase 1 (Jail Needs Assessment) and Phase 2 (Jail Facility Solutions & Citizens' Bond Campaign) Services and is the main reason, we believe, that convinced County citizens to support the construction of a new 156-bed Justice Center, via bond election, this past November.

\* source: Dodge County Nebraska Budget 2019-2020



Task 3, "Determination of Probable Development Scenarios", will require our firm to attempt to place the full Program of Spaces on or within one of your modified facilities, or upon another idealized site, which again closely resembles the work we have already performed for you in the past. Task 4, simply a frank comparison of the several developed Site Analyses efforts, is certainly an expected step to enable a proper decision by the City of Fremont and Dodge County, and would follow naturally and easily from Task 3.

Your Task 5, "Facilitate Owner in Project Advancement", again is one of the services for which our firm excels among our competition. Not only are we very familiar with the process required to closely work alongside Fremont's Bond Counsel, we have also evolved a singular process to greatly improve the odds of passage of your Bond, involving what we term "Community-based Planning", and we typically couple that with furnishing full graphic and advisory support services to your campaign phase. Unabashedly, we are able to claim that our methods, if closely followed, has currently yielded a *Law Enforcement Center bond election passage rate of 90.8%*

Unlike our previous Proposal to the City of Fremont and Dodge County, which included several of the Production phases typifying a larger construction project, we realize this effort is limited in your RFP to a Study phase only, encompassing your described five Tasks.

For this Study effort, our fee would be \$15,000.00, exclusive of reimbursable expenses, which has been our standard study fee for ALL of our previous justice studies and citizen committee efforts, over the past decade.

Referenced above, we would seriously recommend the County also consider completing a formal *Needs Assessment* phase, with a formal submittal to the State of Nebraska, which would yield predictable Inmate counts, portrayed for the next 5-, 10-, 20-, and 30-year periods, and determine the required square-footage for desired future jail facility

Such a document also would consider County demographic and economic trends projected forward into similar time periods, as well as projected escalating Inmate transport costs over the same period, and would even incorporate projected Staffing Requirements.

As this effort is essentially the same one we have performed for nearly 25 counties in Nebraska & Iowa, resulting in 15 completed design projects to date, we would offer this phase to Dodge County for our same standard fee. While we believe this to be a subsidized cost to the City and County, we typically offer the services of this phase as incentive to proceed to a possible Construction project, as Justice work is our primary project niche at Prochaska & Associates.

For this Needs Assessment effort, our fee would also be \$15,000.00, again exclusive of reimbursable expenses.

We would close this letter with a request to modify these proposed fees if any of the above assumptions prove in any way to be incorrect, or incomplete. We value the long-term relationship we at Prochaska & Associates have had with the City of Fremont, and also with Dodge County, and would hope to again be positioned to do a project with you.

Shane, thank you again for this opportunity, and we look forward to an opportunity to discuss this further.

Sincerely  
PROCHASKA & ASSOCIATES

Curtis Field  
Principal

CITY OF FREMONT, NEBRASKA

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## STAFF REPORT

**TO:** Honorable Mayor and City Council  
**FROM:** Shane Wimer, Assistant City Administrator (City)  
**DATE:** March 30, 2021  
**SUBJECT:** Selection of Consulting Firm for Law Enforcement Building Options.

<b>Recommendation:</b> Approve Resolution 2021-050 awarding Prochaska & Associates a contract to conduct a study for Law Enforcement Building Options and authorize Mayor to sign contract.
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**Background:** In November 2020, the City and County voters rejected an \$18 million Police and County Joint Law Enforcement Center; however, the need for upgraded law enforcement facilities has not changed. In January of 2021, it was determined by County and City officials to move forward with hiring a consultant to perform a study of both existing law enforcement structures to determine the following:

- 1) The cost and feasibility of both the Police Department, along with the Public Service Answering Point (PSAP), and Sheriff's Department to remain at their current locations, and to renovate and expand to meet their existing program needs.
- 2) The cost and feasibility to renovate and expand the existing location of the Police Department/ (PSAP) into a Joint Law Enforcement Center to include the Sheriff's Department, which would also include space for a future jail.
- 3) The cost and feasibility to renovate and expand the existing Sheriff's Department into a Joint Law Enforcement Center to include the Police Department and PSAP, which would also include space for a future jail.
- 4) The cost and feasibility to build a new Joint Law Enforcement Center consisting of the Fremont Police Department, the PSAP, and the Dodge County Sheriff's Department, which would include space for a future jail.
- 5) Evaluate the condition of both existing law enforcement buildings and identify the cost and improvements needed to continue working if a decision is made to do nothing but improve the current buildings.

The team of County and City officials recommended that Prochaska and Associates be selected to move forward with the study. Prochaska and Associates came in at the lowest bid, had the shortest turnaround time, and has worked with the City of Fremont in the past.

<b>Consultant</b>	<b>Cost</b>
Prochaska and Associates	\$15,000.00
Police Facility Design Group	\$47,570.00
Goldberg Group	\$51,000.00
Carlson West Povondra	\$64,000.00
PACT Studios	\$65,000.00

**Fiscal Impact:** The costs will be shared with Dodge County. The cost total is \$15,000.00; **\$7,500.00** is the City's responsibility.

**RESOLUTION NO. 2021-050**

**A Resolution of the City Council of the City of Fremont, Nebraska to authorize and approve the agreement with Prochaska and Associates, to conduct a study of Law Enforcement building options to help determine the most cost-effective long-range plan.**

**WHEREAS,** A group of City Staff and County Officials reviewed that proposals received from five consultants; and

**WHEREAS,** City Staff and County Officials recommend that the firm of Prochaska and Associates, be accepted for the study to determine cost effective options for Law Enforcement Buildings; and

**WHEREAS,** that the resolution approves the City of Fremont to pay \$15,000.00 of the of the cost of the study to Prochaska and Associates and Dodge County would reimburse the City of Fremont one half of the cost or \$7,500.00 of the study; and

**WHEREAS,** the City Council approves the Mayor to sign the contract with Prochaska and Associates pursuant to the County Boards approval of the contract on March 31, 2021.

**NOW THEREFORE BE IT RESOLVED:**

That the Mayor and City Council accept the recommendation of the City and County Officials and approve the agreement with Prochaska and Associates for the study of Law Enforcement buildings options in the amount of \$15,000.00.

PASSED AND APPROVED THIS 30<sup>th</sup> DAY OF March, 2021

\_\_\_\_\_  
Joey Spellerberg, Mayor

ATTEST:

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Tyler Ficken, City Clerk