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MEMORANDUM

TO: Public Works Committee

FROM: Dave Wepking, Director of Public Works *DWE*
Chief Patrick Mitchell, Police Department *PSM*
Rebecca Grill, City Administrator *RG*

DATE: November 12, 2019

SUBJECT: Renaming of Police Training Facility

The Department of Public Works has been in the process of attempting to construct a training facility at the West Allis Police Department since 2017.

The City, through the efforts of the Engineering Department, attempted to receive Request For Proposals (RFP) for the construction of the training facility.

The structure would be 3,000 square feet that would be two stories high and resemble a residential building. The structure would have internal walls that can be adjusted throughout the facility to offer a variety of training scenarios to duplicate a residential/commercial setting. A K-9 training area is also constructed on the second floor to mimic an attic such as those in the residential housing.

On January 11, 2017 the Engineering Department opened bids from four companies ranging from \$238,145 to \$294,000 to construct the Police Training Facility. The Council voted on February 21, 2017 to reject all the bids (R-2017-0024).

On June 15, 2017 the Engineering Department only received one bid from one company and that one bid was incomplete and was ruled "not responsive" for constructing the Police Training Facility. The Council voted on June 20, 2017 to reject this bid (R-2017-0177).

On January 31, 2018 the Engineering Department opened bids from three companies ranging from \$229,597 to \$338,424 to construct the Police Training Facility. The Council voted on February 6, 2018 to reject all the bids (R-2018-0093).

After the bids were rejected on January 31, 2018, we had reached out to the City's Lead Carpenter, Tom Kaifesh to inquire if it was possible he could construct the structure himself using the Department of Public Works' resources and staff given his experience in construction. Mr. Kaifesh has had extensive experience prior to coming to the City of constructing residential and commercial buildings. When asked, he indicated he could do the construction of the training facility and attempt to train his new carpenter co-worker during this time before his pending retirement.

By March 21, 2018 it was approved with a budget of \$163,194 for Tom Kaifesh to construct the training house on his own using his time and other Public Works staff as needed.

Since Fall of 2018 Tom Kaifesh has been working with a variety of Department of Public Works' staff constructing the training facility and attempting to keep up with other city demands for other



work requests the best that he could. Various staff was needed to assist with the pouring of the concrete footings, walls and electrical work.

Presently the training facility is nearing completion and is about 90% completed.

Per Section 308; Naming and Renaming of Public Buildings, Facilities, and Streets per the City's Policies and Procedures Manual the Police Chief, Patrick Mitchell; City Administrator, Rebecca Grill and myself would like to request to name the Police Training Facility after Thomas Kaifesh, Lead Carpenter, of the Building and Sign/Inventory Division of the Department of Public Works. It would be a special circumstance but one we believe would honor his employment with the City and his determination to complete this project. It was due to his expertise that the City had another option to construct the Police Training Facility otherwise it may have been delayed for an unknown amount of time.

Mr. Kaifesh has been a proud, lifelong citizen of West Allis and continues to support the activities throughout the City. Mr. Kaifesh was hired on February 26, 1990 as a carpenter in the Building and Sign Division and has performed at an exemplary level. He had previously worked for a contractor providing construction work for residential and commercial projects and performed various trades during this time. Throughout Tom's tenure with the City he provided leadership and was a point person for special projects throughout the City to offer his expertise. From roofing projects to reconstruction of offices of various City Departments Tom's efforts and his experience allowed this work to be performed within in lieu of contracting these services out with a higher cost to the City. Tom always said if we can do it in house why not do it. He has taken on various construction projects throughout his tenure that has saved the City various added expense from outside assistance. Tom has also been acknowledged for Exceptional Performance Program given his dedication and his ongoing energy to accomplish the strategic goals of the City.

Tom is going on his 29th year at the City and to date has never had a sick day throughout his employment with the City. His determination, hard work ethic and knowledge is something that will not be easily replaced. Not only does he have the background in carpentry but also has knowledge in plumbing, electrical and HVAC work. He is a person we can use to provide a quick repair and diagnosis of what repair is needed to rectify the issue.

When Tom acknowledged he could do this project of constructing the Police Training Facility he mentioned his commitment to finish to completion and would delay his retirement until after the project was finished. Given the number of attempts the City requested proposals from contractors the project was repeatedly delayed. Having a resourceful employee allowed the City to construct the Police Training Facility in-house. Given the expertise of Tom's efforts and his labor already being paid by the City, a cost savings is expected given the amounts received during the Request for Proposals period.

Support for the potential naming of the Police Training Facility has been communicated from the Police Chief, Patrick Mitchell, City Administrator, Rebecca Grill, and Mayor Dan Devine. I know this would be an extreme consideration but given his work record, commitment to the City and ability to construct the training facility we thought this would be the perfect opportunity to honor his last project and work ethic.

cc: Mayor Dan Devine