



CO-LOCATION REPORT

A Presentation to
City of Fort Wayne + Allen County
Joint Task Force

January 8, 2010

SCHENKELSHULTZ
□ □ □ ARCHITECTURE □ □ □

 **DESIGN**
COLLABORATIVE
Architects Engineers Planners



CO-LOCATION REPORT PRESENTATION AGENDA

- Report scope and overview
 - Full Reports in Tabs 6 & 7 and on City Website
- **Scheme A** and **Scheme B** cost results
- Review of 200 East Berry cost estimate history
- Review of floor plans: one representative Scheme
- Review of City Police square footage estimates
- Questions and Answers...



CO-LOCATION REPORT BACKGROUND + ASSUMPTIONS

- October 16, 2009 – October 26, 2009:
 - Both firms hired by the City
 - Cooperative, yet independent studies from both firms
- Involved in various discussions from 2005-2009
- Report scope:
 - 200 East Berry Street purchase a given
 - Working Group Study information a given
 - Departmental locations and square footage “needs” given
 - **Scheme A- Co-locate Public Safety in City-County Building**
 - **Scheme B- Co-locate Public Safety in East Berry Street**
- Steps in the process:
 - Assigned space locations for all departments within the buildings
 - Made educated finish assumptions
 - General Construction, Mechanical, Electrical
 - Generated resulting construction cost estimates
 - Assumed Contractor pricing/ labor
 - Assumed no County self-performance labor



CO-LOCATION REPORT BACKGROUND + ASSUMPTIONS

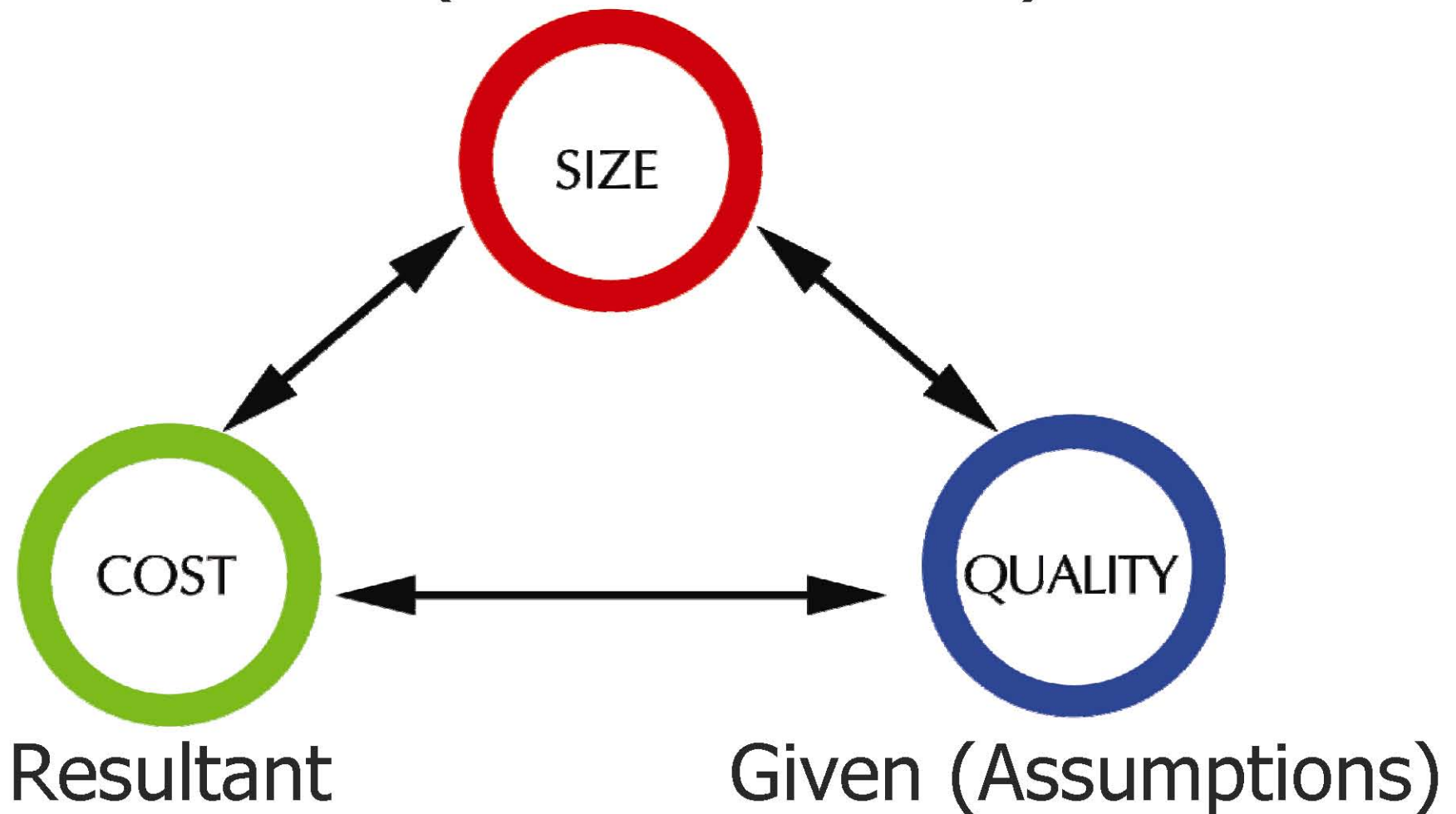
- Other steps/ assumptions
 - DID include in the cost studies:
 - Renovation costs for both buildings
 - IT costs in 200 East Berry
 - Some deferred maintenance issues in 200 East Berry
 - Some energy efficiency improvements in 200 East Berry
 - Infill first floor of the atrium space for security and space utilization
 - Did NOT include in the studies:
 - Moving costs
 - Parking costs or locations
 - Furniture costs
 - Operating costs
 - IT costs in City County Building
 - Deferred maintenance issues in City County Building
- Developed Pros & Cons of the two schemes
- Did NOT provide a recommendation

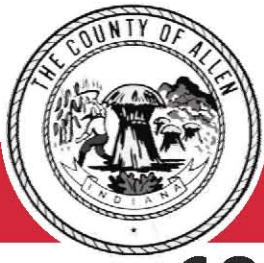


CO-LOCATION REPORT

BASIC PROJECT ASSIGNMENT

Given (Scheme A and B)





CO-LOCATION REPORT

COST RESULTS-2 SCHEMES, BOTH BUILDINGS

▪Scheme A- Public Safety co-located in City County Building

▪Schenkel Schultz

City County Building	\$6,662,189
200 East Berry	<u>\$9,504,678</u>
TOTAL	\$16,166,867

▪Design Collaborative

City County Building	\$5,921,530
200 East Berry	<u>\$9,811,150</u>
TOTAL	\$15,732,680

▪Scheme B- Public Safety co-located in 200 East Berry Street Building

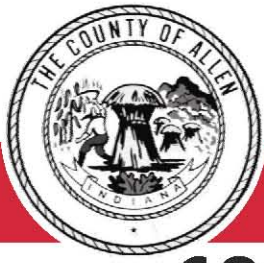
▪Schenkel Schultz

City County Building	\$4,888,625
200 East Berry	<u>\$11,616,727</u>
TOTAL	\$16,505,352

▪Design Collaborative

City County Building	\$2,623,280
200 East Berry	<u>\$13,539,030</u>
TOTAL	\$16,162,310





CO-LOCATION REPORT

COST RESULTS-2 SCHEMES, BOTH BUILDINGS

▪Scheme A- Public Safety co-located in City County Building

▪Schenkel Schultz

City County Building	\$6,662,189
200 East Berry	<u>\$9,504,678</u>
TOTAL	\$16,166,867

▪Design Collaborative

City County Building	\$5,921,530
200 East Berry	<u>\$9,811,150</u>
TOTAL	\$15,732,680

▪Scheme B- Public Safety co-located in 200 East Berry Street Building

▪Schenkel Schultz

City County Building	\$4,888,625
200 East Berry	<u>\$11,616,727</u>
TOTAL	\$16,505,352

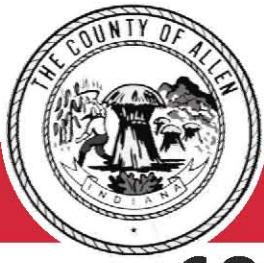
▪Design Collaborative

City County Building	\$2,623,280
200 East Berry	<u>\$13,539,030</u>
TOTAL	\$16,162,310

COST ESTIMATE HISTORY

→ \$7.4 original (11/2008)
\$1.2 energy efficiency (grant)
\$.7 security upgrades
\$1.8 quality upgrades
<u>\$.5 deferred construction</u>
\$11.6 TOTAL





CO-LOCATION REPORT

COST RESULTS-2 SCHEMES, BOTH BUILDINGS

▪Scheme A- Public Safety co-located in City County Building

▪Schenkel Schultz

City County Building	\$6,662,189
200 East Berry	<u>\$9,504,678</u>
TOTAL	\$16,166,867

▪Design Collaborative

City County Building	\$5,921,530
200 East Berry	<u>\$9,811,150</u>
TOTAL	\$15,732,680

OVERVIEW OF FLOOR PLAN EXAMPLES ON UPCOMING SLIDES

▪Scheme B- Public Safety co-located in 200 East Berry Street Building

▪Schenkel Schultz

City County Building	\$4,888,625
200 East Berry	<u>\$11,616,727</u>
TOTAL	\$16,505,352

▪Design Collaborative

City County Building	\$2,623,280
200 East Berry	<u>\$13,539,030</u>
TOTAL	\$16,162,310





CO-LOCATION REPORT

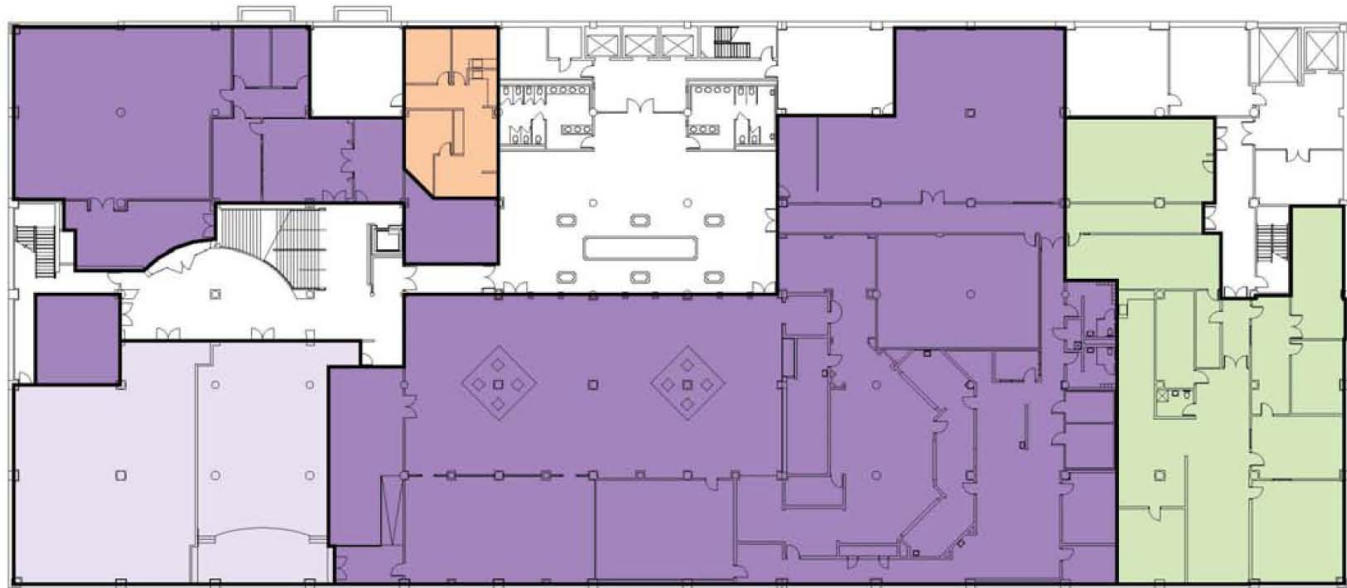
SCHEME A, 200 E. BERRY ST.

SCHENKEL SHULTZ

SCHENKELSHULTZ
ARCHITECTURE

LEGEND

	City Utilities	25,625
	HR Training	950
	Council Chambers/ Com. Court	5,000
	Storage	6,000
TOTAL (Needed)		37,575
TOTAL (Floor Area)		53,207.30





CO-LOCATION REPORT

SCHEME A, 200 E. BERRY ST.

SCHENKEL SHULTZ

SCHENKELSHULTZ
ARCHITECTURE

LEGEND

Management	2,800
City Utilities Customer Service	5,200
Independent Functions	19,450
Building Training	1,000
TOTAL (Needed)	28,450
TOTAL (Floor Area)	51,646.54





CO-LOCATION REPORT

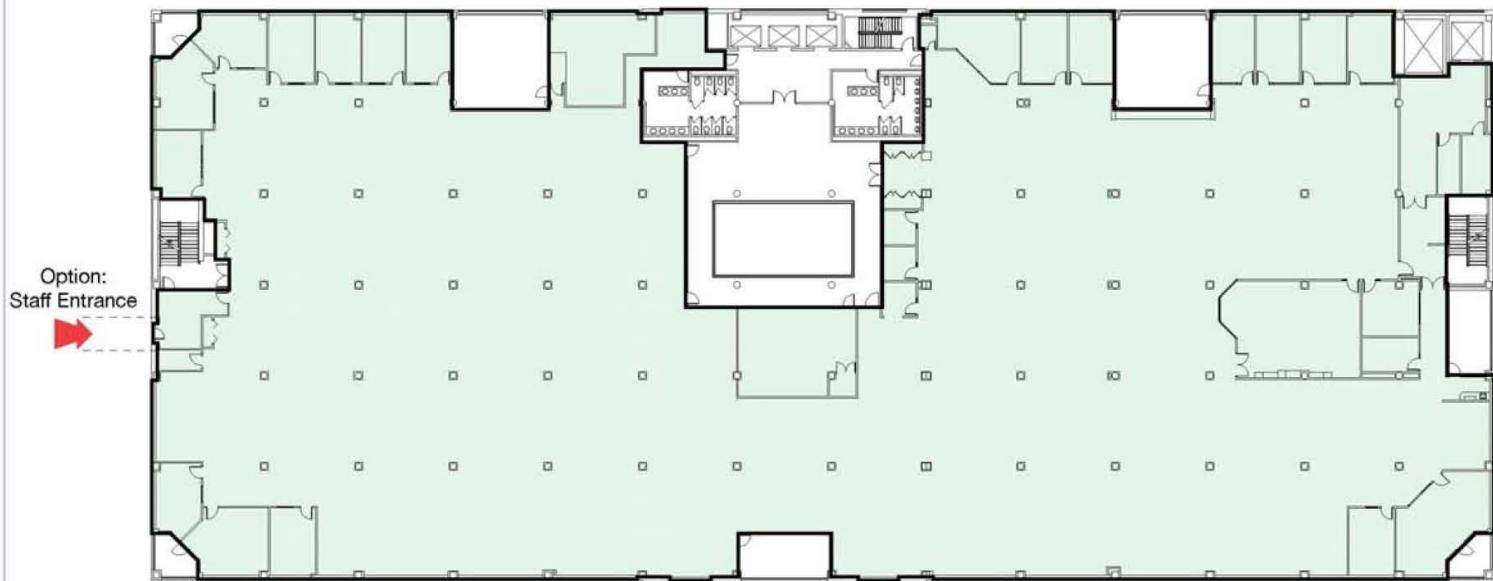
SCHEME A, 200 E. BERRY ST.

SCHENKEL SHULTZ

SCHENKELSHULTZ ARCHITECTURE

LEGEND

	Expanded Development Team	44,000
	TOTAL (Needed)	44,000
	TOTAL (Floor Area)	53,518.71





CO-LOCATION REPORT

SCHEME A, 200 E. BERRY ST.

SCHENKEL SHULTZ

SCHENKELSHULTZ
ARCHITECTURE

LEGEND

	Internal Services Team	19,450
	Storage	3,300
	Expanded Development Team	9,000
	Development Team	11,800
TOTAL (Needed)		43,550
TOTAL (Floor Area)		53,518.71





CO-LOCATION REPORT

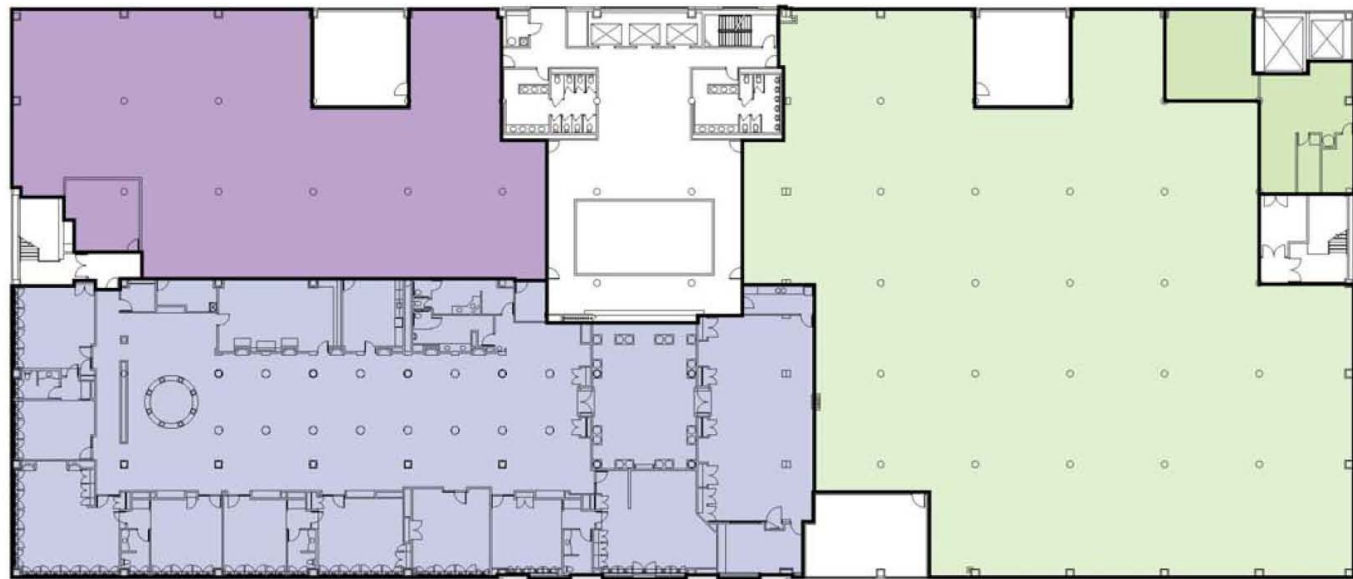
SCHEME A, 200 E. BERRY ST.

SCHENKEL SHULTZ

SCHENKELSHULTZ ARCHITECTURE

LEGEND

	Independent Functions	9,000
	Management Team	18,475
	Excess	16,000
	Storage	1,200
TOTAL (Needed)		44,675
TOTAL (Floor Area)		53,518.71





CO-LOCATION REPORT

LEGEND

- FUNCTIONAL TEAMS**
- POLICE SHERIFF FIRE CORONER 911
 - EXTENDED DEVELOPMENT CORE DEVELOPMENT
 - SMALL CLAIMS COURT 4-D PROGRAM
 - CORE UTILITY CUSTOMER RELATIONS
 - TAX TEAM
- LEVEL 1**
- EXISTING
 - AUDITOR'S OFFICE
 - CITY CLERK
 - COUNTY ASSESSOR'S OFFICE
 - ELECTION BOARD
 - TREASURER'S OFFICE
 - VETERAN'S SERVICES
 - VOTER REGISTRATION
- LEVEL 0**
- EXISTING
 - ACS INFORMATION SYSTEMS
 - BUILDING MANAGER
 - CAFETERIA
 - CITY COMMUNICATIONS
 - CITY PROPERTY MANAGEMENT
 - CITY PURCHASING
 - COUNTY COMMUNICATIONS
 - COUNTY PRINT SHOP
 - COUNTY PURCHASING
 - FIRE FIGHTER'S FEDERAL CREDIT UNION
 - MAILROOM
 - SAFETY-ENVIRONMENTAL AFFAIRS
 - SOLID WASTE MANAGEMENT DISTRICT
 - STATE BOARD OF ACCOUNTS

CITY COUNTY BUILDING



LEVEL 1



LEVEL 0



OPTION A
CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

GOVERNMENT SERVICES SPACE ALLOCATION STUDY
CITY OF FORT WAYNE + ALLEN COUNTY

DESIGN COLLABORATIVE
Architects Engineers Planners

Jacobs wyper

Kimball
ARCHITECTURE

OCTOBER 26, 2009



CO-LOCATION REPORT

LEGEND

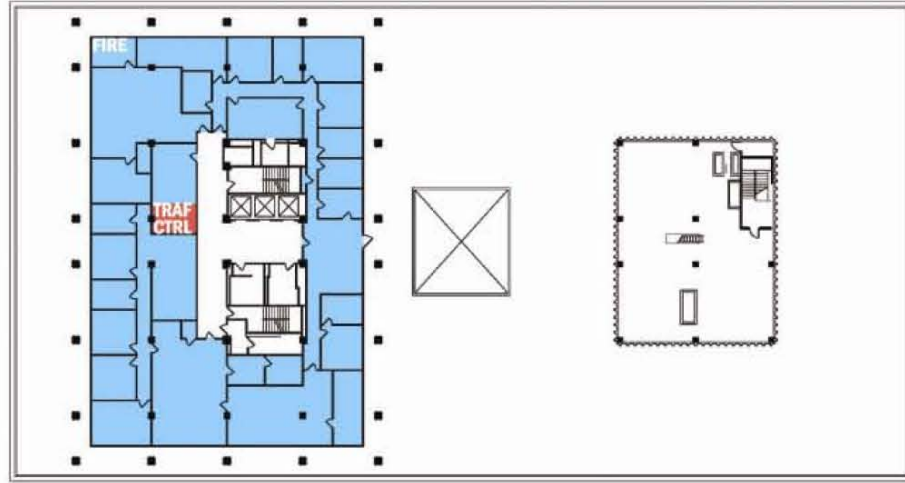
FUNCTIONAL TEAMS	
POLICE	SHERIFF
FIRE	CORONER 911
PUBLIC SAFETY	
EXTENDED DEVELOPMENT	CORE DEVELOPMENT
DEVELOPMENT TEAM	
MANAGEMENT TEAM	
SMALL CLAIMS COURT	4-D PROGRAM
COURTHOUSE ANNEX	
INTERNAL SERVICES	
CORE UTILITY	CUSTOMER RELATIONS
CITY UTILITIES	
TAX TEAM	
CUSTOMER SERVICE TEAM	
PUBLIC SPACES	
INDEPENDENT FUNCTIONS / MISC.	

CITY COUNTY BUILDING



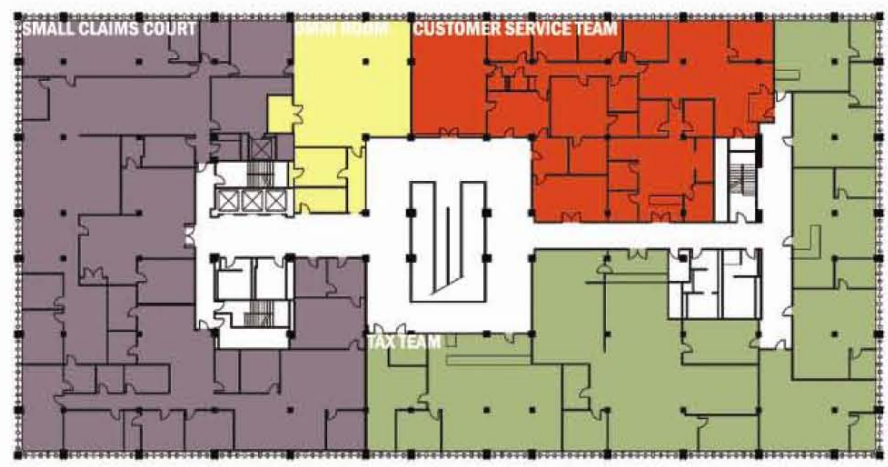
LEVEL 3

- EXISTING
- CITY HUMAN RESOURCES
- CITY PAYROLL
- COUNTY HUMAN RESOURCES



LEVEL 2

- EXISTING
- ABOTE TOWNSHIP ASSESSOR'S OFFICE
- ADAMS TOWNSHIP ASSESSOR'S OFFICE
- BOARD OF COMMISSIONER'S OFFICE
- CITY UTILITIES DATA CONTROL
- CITY UTILITIES ADMINISTRATION
- COUNCIL RESEARCH
- DEPARTMENT OF INFORMATION TECHNOLOGY
- OMNI ROOM
- PERRY TOWNSHIP ASSESSOR'S OFFICE
- PUBLIC INFORMATION-COUNTY RECORDER'S OFFICE
- SOLID WASTE
- ST. JOSEPH TOWNSHIP ASSESSOR'S OFFICE
- WAYNE TOWNSHIP ASSESSOR'S OFFICE



OPTION A
 CO-LOCATE PUBLIC SAFETY IN
 CITY COUNTY BUILDING
 GOVERNMENT SERVICES SPACE ALLOCATION STUDY
 CITY OF FORT WAYNE + ALLEN COUNTY

DESIGN COLLABORATIVE
 Architects Engineers Planners

Jacobs wyper

Kimball ARCHITECTURE

OCTOBER 26, 2009



CO-LOCATION REPORT

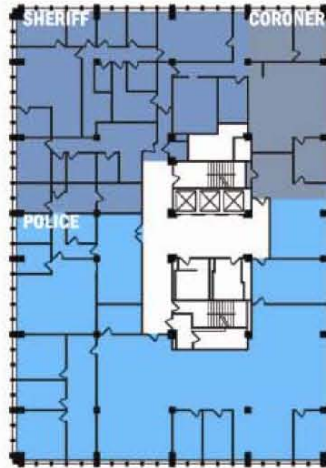
LEGEND

FUNCTIONAL TEAMS	
POLICE	SHERIFF
FIRE	CORONER 911
PUBLIC SAFETY	
EXTENDED DEVELOPMENT	CORE DEVELOPMENT
DEVELOPMENT TEAM	
MANAGEMENT TEAM	
SMALL CLAIMS COURT	4-D PROGRAM
COURTHOUSE ANNEX	
INTERNAL SERVICES	
CORE UTILITY	CUSTOMER RELATIONS
CITY UTILITIES	
TAX TEAM	
CUSTOMER SERVICE TEAM	
PUBLIC SPACES	
INDEPENDENT FUNCTIONS / MISC.	



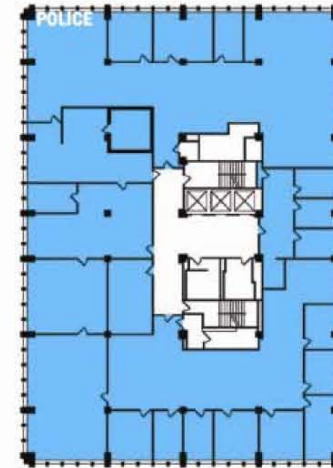
LEVEL 5

EXISTING
 ALLEN COUNTY EMPLOYEE CLINIC
 DEPARTMENT OF HEALTH
 VITAL RECORDS (BIRTH+DEATH)



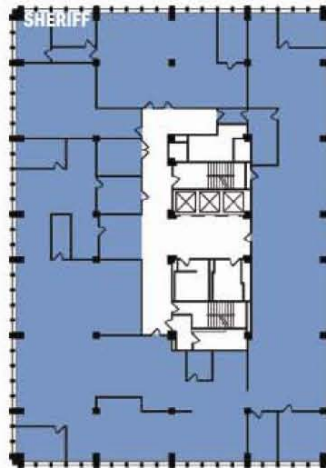
LEVEL 7

EXISTING
 CITY ENGINEERING
 FLOOD CONTROL
 INTERNAL AUDIT
 RIGHT OF WAY
 TRANSPORTATION ADMINISTRATION
 TRANSPORTATION ENGINEERING



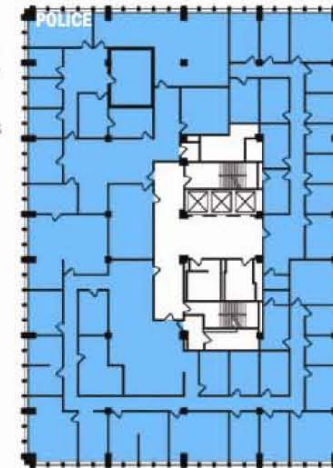
LEVEL 4

EXISTING
 CITY GIS
 CITY UTILITIES WATER + SEWER PERMITS
 CONTRACT COMPLIANCE
 DEVELOPMENT SERVICES
 ENGINEERING SUPPORT SERVICES
 PUBLIC WORKS ADMINISTRATION
 PUBLIC WORKS - BARRETT LAW
 WATER RESOURCES



LEVEL 6

EXISTING
 CORONER'S OFFICE
 COUNTY DEPARTMENT OF PLANNING SERVICES/CITY ZONING
 COUNTY SURVEYOR
 METRO HUMAN RELATIONS



OPTION A
 CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING
 GOVERNMENT SERVICES SPACE ALLOCATION STUDY
 CITY OF FORT WAYNE + ALLEN COUNTY

DESIGN COLLABORATIVE Architects Engineers Planners
 jacobs wyper
 Kimball ARCHITECTURE
 OCTOBER 26, 2009



CO-LOCATION REPORT

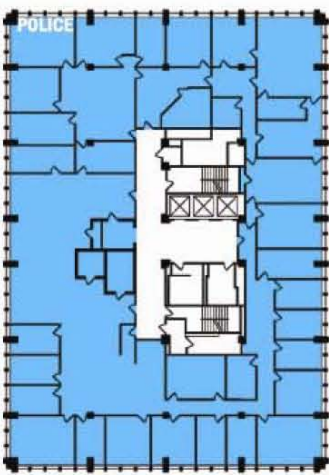
LEGEND

FUNCTIONAL TEAMS	
POLICE	SHERIFF
FIRE	CORONER 911
PUBLIC SAFETY	
EXTENDED DEVELOPMENT	CORE DEVELOPMENT
DEVELOPMENT TEAM	
MANAGEMENT TEAM	
SMALL CLAIMS COURT	4-D PROGRAM
COURTHOUSE ANNEX	
INTERNAL SERVICES	
CORE UTILITY	CUSTOMER RELATIONS
CITY UTILITIES	
TAX TEAM	
CUSTOMER SERVICE TEAM	
PUBLIC SPACES	
INDEPENDENT FUNCTIONS / MISC.	



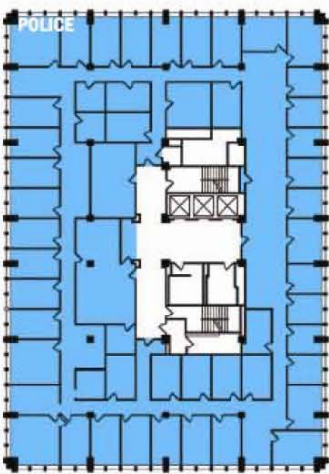
LEVEL 9

- EXISTING
- DEPUTY MAJOR
- CONTROLLER'S OFFICE
- LAW DEPARTMENT
- MAYOR'S CITIZEN'S NEIGHBORHOOD ADVOCATES
- MAYOR'S OFFICE
- MAYOR'S OFFICE - PUBLIC INFORMATION
- RISK MANAGEMENT



LEVEL 8

- EXISTING
- COMMUNITY DEVELOPMENT
- ECONOMIC DEVELOPMENT
- CITY PLANNING + POLICY
- REDEVELOPMENT
- NIRCC




DESIGN COLLABORATIVE
Architects Engineers Planners

jacobs wyper

Kimball ARCHITECTURE

OCTOBER 26, 2009

OPTION A
CO-LOCATE PUBLIC SAFETY IN
CITY COUNTY BUILDING

GOVERNMENT SERVICES SPACE ALLOCATION STUDY
CITY OF FORT WAYNE + ALLEN COUNTY



CO-LOCATION REPORT

CITY POLICE SPACE NEEDS

- 10/27/2006 DC report:
 - For re-design purposes Creighton Street building has **37,600** square feet of “functionally usable” square feet (out of 77,600 gross square feet)
 - Fort Wayne police currently occupies **58,800** square feet in the building (BOMA standards usable square feet)
- 3/3/2008 City police needs assessment:
 - Includes space listed above (**58,800** square feet)
 - **Consolidation** / relocation of St. Mary’s space needs
 - » Gang Unit, Neighborhood Response Team, K9 Team, Chaplin, Bomb Unit, Crime Scene Processing, Emergency Services Team, Bike area, Storage
 - **Growth** of:
 - » Investigative Division spaces, Victim Assistance, Administrative Storage, Evidence/Property Storage
 - **Consolidation and Growth** needs of **21,200** square feet (usable)
 - **TOTAL need of 80,000 square feet (usable)**
 - **Additional Growth of Evidence/ Property Storage to be resolved**



CO-LOCATION REPORT

- Additional information?
- Questions and Answers?