

# FORT WAYNE / ALLEN COUNTY

## City-County Co-Location Cost Study

March 23, 2010

**SCHENKELSHULTZ**  
ARCHITECTURE

**DESIGN**  
COLLABORATIVE  
Architects Engineers Planners

|          |  |   |
|----------|--|---|
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| <b>B</b> | <b>SCHEME “B”</b><br>POLICE AND MANAGEMENT<br>CO-LOCATED AT<br>200 EAST BERRY STREET<br>DEVELOPMENT TEAMS<br>REMAIN IN CITY/COUNTY | City/County Building Plans.....20-26<br>200 East Berry Street Plans.....27-31<br>Base Cost Estimates .....32<br>Recommended Cost Estimates .....33  |
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## Executive Summary

This report is intended to continue the work accomplished over the last several months relative to the study of long-term space requirements and potential co-locations for the City and County government departments in 200 East Berry Street and the City-County Building. The Guiding Principles for this co-location (established in 2005) include the desire to:

# GUIDING PRINCIPLES

- Provide for the long-term space needs of the City and County governments in the most cost effective, efficient, centralized and customer-friendly method as possible.
- Place a high priority on co-locating City and County departments which perform similar functions, thereby maximizing efficiencies, space utilization and inter-government cooperation.
- Place a high priority on co-locating City and County departments which provide direct service to the general public.
- Place a high priority on co-locating departments providing emergency, public safety and similar services to maximize the coordination of such services and to improve emergency response.
- Examine the possible co-location of the executive offices of the City and County to provided better cooperation, public access and coordination of support services.
- Examine the possible savings to the taxpayers by vacating current space utilized by City and/or County departments off-site.

This report is co-authored by SchenkelShultz and Design Collaborative and supplements the work accomplished in September, 2009 by the City-County Working Group, the reports submitted in October, 2009 by SchenkelShultz and Design Collaborative, and the work continued in the City-County Joint Building Task Force meetings of December 2009, January and February, 2010.

## Report Scope

Specifically, the scope of this report is intended to further narrow the options for co-location in East Berry Street and the City-County Building. As directed in the February 5, 2010 Task Force meeting, the study incorporates two schemes. For purposes of this report, they are designated Scheme A and Scheme B, and are simplified in descriptions below:

**Scheme A:**  
 Co-location of Public Safety departments in the City/ County Building  
 Co-location of Management Teams in East Berry Street Building  
 Co-location of Development Teams in East Berry Street Building

**Scheme B:**  
 Location of City Police departments in East Berry Street Building  
 Location of County Police (Sheriff) departments in City/ County Building  
 Co-location of Management Teams in East Berry Street Building  
 Co-location of the bulk of Development Teams in City/ County Building

## PROCESS

With the excellent direct assistance of City / County officials and staff, the SchenkelShultz-Design Collaborative design teams:

- conducted tours of all affected departments & teams
- interviews with department representatives
- received questionnaire reports from all affected City and County departments.

From these tours and questionnaires, the design team derived and confirmed earlier square footage assumptions, and began the collection of programming information for space needs. These square footage assumptions are supplied as Appendix 1 to this report.

New layout plans were generated for both schemes and are included in the body of this report.

Finally, construction cost estimates were created from these layout plans to provide more refined estimates to assist in the Task Force decision-making process. The summaries of these cost estimates are included in the report following the floor plan layouts of the respective schemes.

As directed in the February Task Force meeting, the goal for these estimates was a target of \$11.6 million combined construction costs based on monies currently committed by the City and County to the co-location efforts. We have outlined below the cost estimates that approach the \$11.6 million target with recommended additions to the budgets.

## PROCESS OUTLINE

- 1. Due Dilligence**
  - **Tours, Interviews, Questionnaires**
  - **Compiled Findings**
- 2. New Layout Plans**
  - **Scheme A**
  - **Scheme B**
- 3. Cost Estimates**

## COST ESTIMATES

**A**

| Scheme A                        | BASE PRICE          | RECOMMENDED ADDS    |
|---------------------------------|---------------------|---------------------|
| City-County Building            | \$3,966,363         | \$4,748,893         |
| East Berry Street Building      | \$8,162,500         | \$9,865,727         |
| <b>Total Recommended Budget</b> | <b>\$12,128,863</b> | <b>\$14,614,621</b> |

*Recommended Additional Alternates:*

- Recommended expanded level of renovation \$610,000
- Additional site improvements at both facilities \$175,000
- Recommended expanded Mechanical/Electrical improvements \$875,000

**B**

| Scheme B                        | BASE PRICE          | RECOMMENDED ADDS    |
|---------------------------------|---------------------|---------------------|
| City-County Building            | \$3,146,389         | \$3,958,500         |
| East Berry Street Building      | \$8,541,658         | \$10,075,275        |
| <b>Total Recommended Budget</b> | <b>\$11,688,047</b> | <b>\$14,033,775</b> |

*Recommended Additional Alternates:*

- Recommended expanded level of renovation \$975,000
- Additional site improvements at both facilities \$150,000
- Recommended expanded Mechanical/Electrical improvements \$1,075,000

The cost estimates above are indicative of design and construction costs only for the project, and include limited design contingencies and cost escalations for late 2010 and 2011 construction. Other key cost centers for the co-location are not included in this study. Those include:

## OTHER COSTS TO BE IDENTIFIED

- Furniture costs
- Moving costs
- Costs associated with parking and unanticipated site improvements
- Costs associated with the installation of new back-up electrical generators
- Hazardous materials removal / abatement issues.
- The location and associated costs with several public safety entities currently housed at Saint Mary's (City Police) or the Lima Road (County Sheriff) facilities. These entities include storage for emergency service vehicles, storage for impounded vehicles, K9 training facilities, and munitions storage facilities, which are not appropriate to be housed in either the City-County or Berry Street Buildings.

|          |  |                                       |
|----------|--|---------------------------------------|
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|          |  | 200 East Berry Street Plans.....12-16 |
|          |  | Base Cost Estimates ..... 17          |
|          |  | Recommended Cost Estimates ..... 18   |

**FROM THE WORKING GROUP:**

*This proposal would co-locate the public safety functions (City Police, County Sheriff, and City Fire Administration) at the City-County Building; The tax-related functions would also remain at the City-County Building. The Management Team, the Internal Service Team, Development-related functions and City Utilities would be relocated to the facility at 200 East Berry Street.*

|          |  |                                       |
|----------|--|---------------------------------------|
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|          |  | Recommended Cost Estimates ..... 18   |

**200 E Berry St.**

|                                   | Square ft.     | County        | City           |
|-----------------------------------|----------------|---------------|----------------|
| Development Team                  | 11,800         | 11,800        |                |
| Management Team                   | 21,275         | 7,450         | 13,825         |
| City Utilities                    | 29,825         |               | 29,825         |
| Storage                           | 11,000         |               | 11,000         |
| Expanded Development Team         | 52,950         | 19,700        | 33,250         |
| Internal Service Team             | 19,450         | 6,825         | 12,625         |
| Other, less D&M and Atos          | 37,450         | 34,150        | 3,300          |
| HR Training Room                  | 950            | 950           |                |
| Commissions/Council Chambers      | 5,000          | 1,300         | 3,700          |
| Building Training Room            | 1,000          | 1,000         |                |
| <b>Total Square ft. allocated</b> | <b>190,700</b> | <b>82,225</b> | <b>108,475</b> |
| <b>Total Square ft. available</b> | <b>215,011</b> |               |                |
| <b>Excess (Short)</b>             | <b>24,311</b>  | <b>43%</b>    | <b>57%</b>     |

Notes: Three P's removed from Other  
Courthouse Annex removed from Other

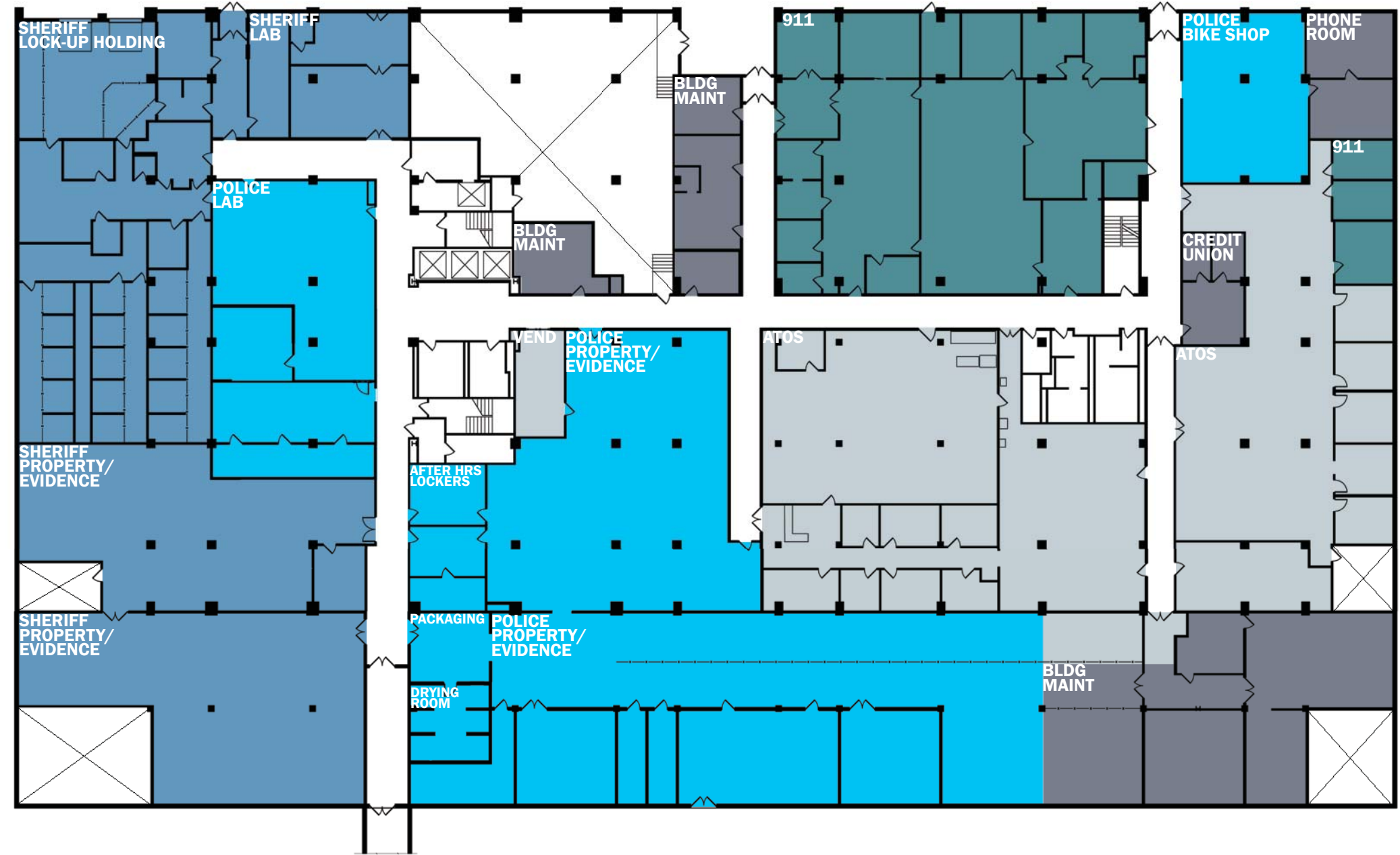
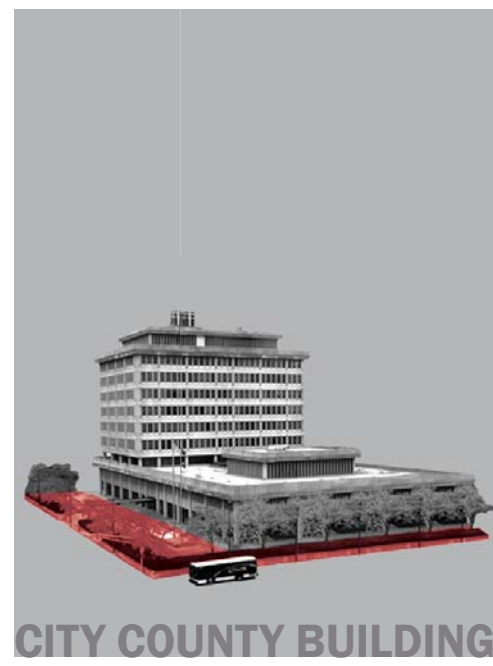
Total Space Allocated      382,850      180,375      202,475

**City/County Bldg.**

|                                   | Square ft.     | County        | City          |
|-----------------------------------|----------------|---------------|---------------|
| Fort Wayne Police Department      | 80,000         |               | 80,000        |
| Sheriff                           | 22,000         | 22,000        |               |
| Lock-Up                           | 5,000          | 5,000 -       |               |
| Fire Department                   | 11,000         |               | 11,000        |
| Coroner                           | 1,500          | 1,500         |               |
| Storage                           | 11,000         | 11,000        |               |
| Tax Team                          | 24,900         | 24,900        |               |
| Customer Service                  | 8,500          | 8,500         |               |
| Courthouse Annex                  | 20,100         | 20,100        |               |
| City Traffic Control              | 400            |               | 400           |
| 911 Communications                | 6,000          | 3,400         | 2,600         |
| Omniroom                          | 1,750          | 1,750         |               |
| <b>Total Square ft. allocated</b> | <b>192,150</b> | <b>98,150</b> | <b>94,000</b> |
| <b>Total Square ft. available</b> | <b>214,496</b> | <b>51%</b>    | <b>49%</b>    |
| <b>Excess (Short)</b>             | <b>22,346</b>  |               |               |

**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |





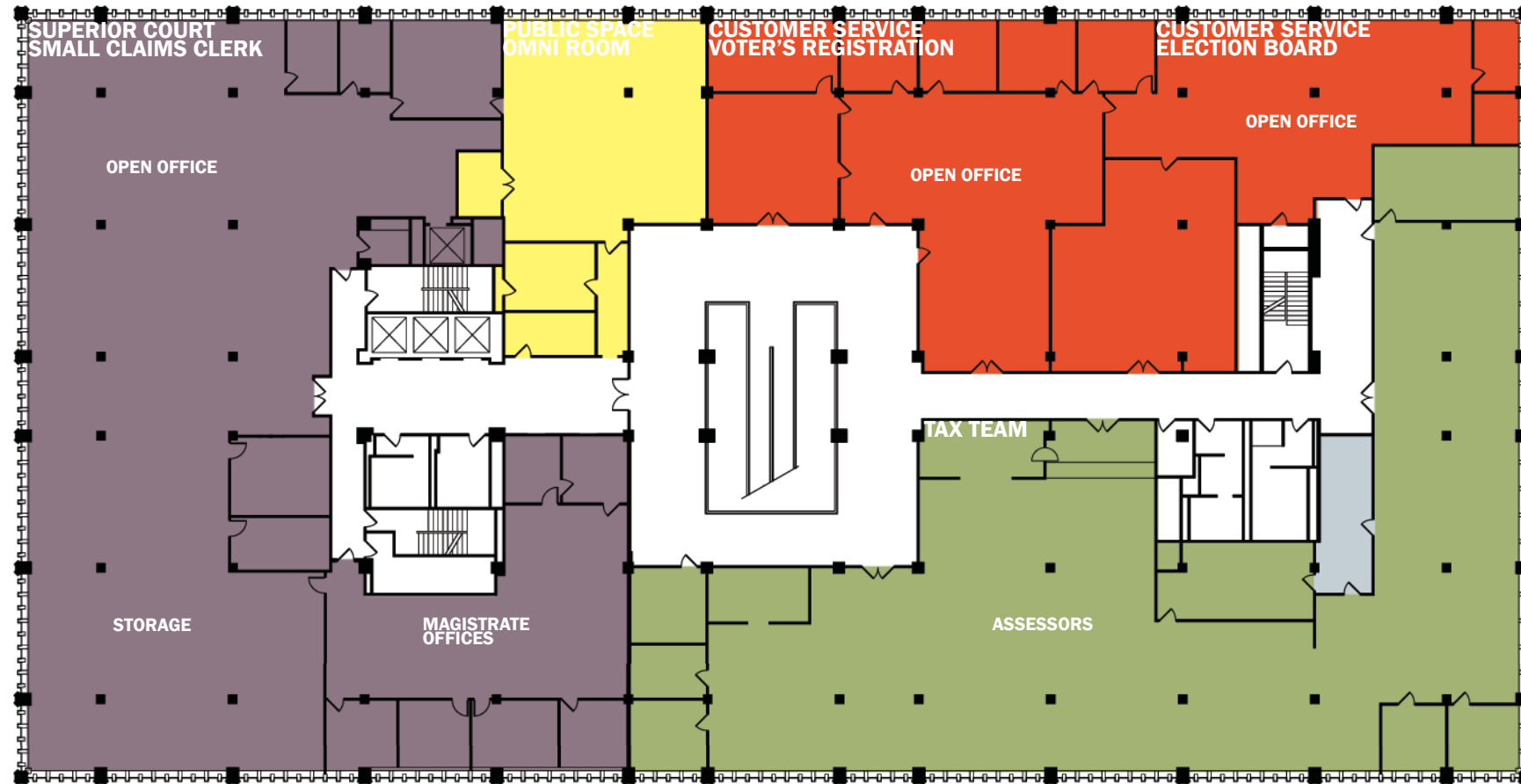
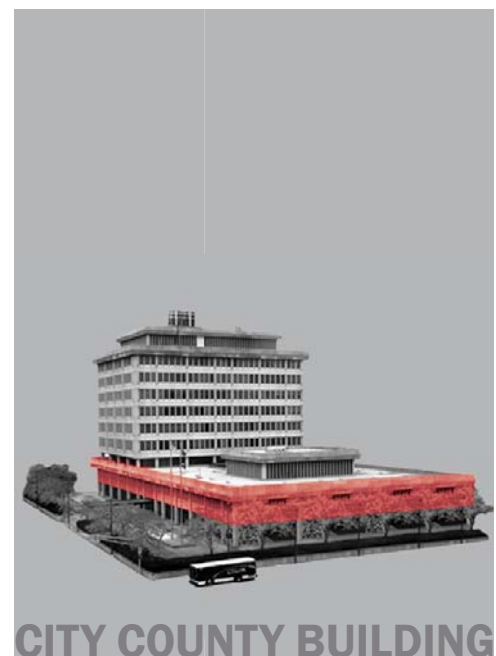
**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| INTERNAL SERVICES            | CUSTOMER RELATIONS |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



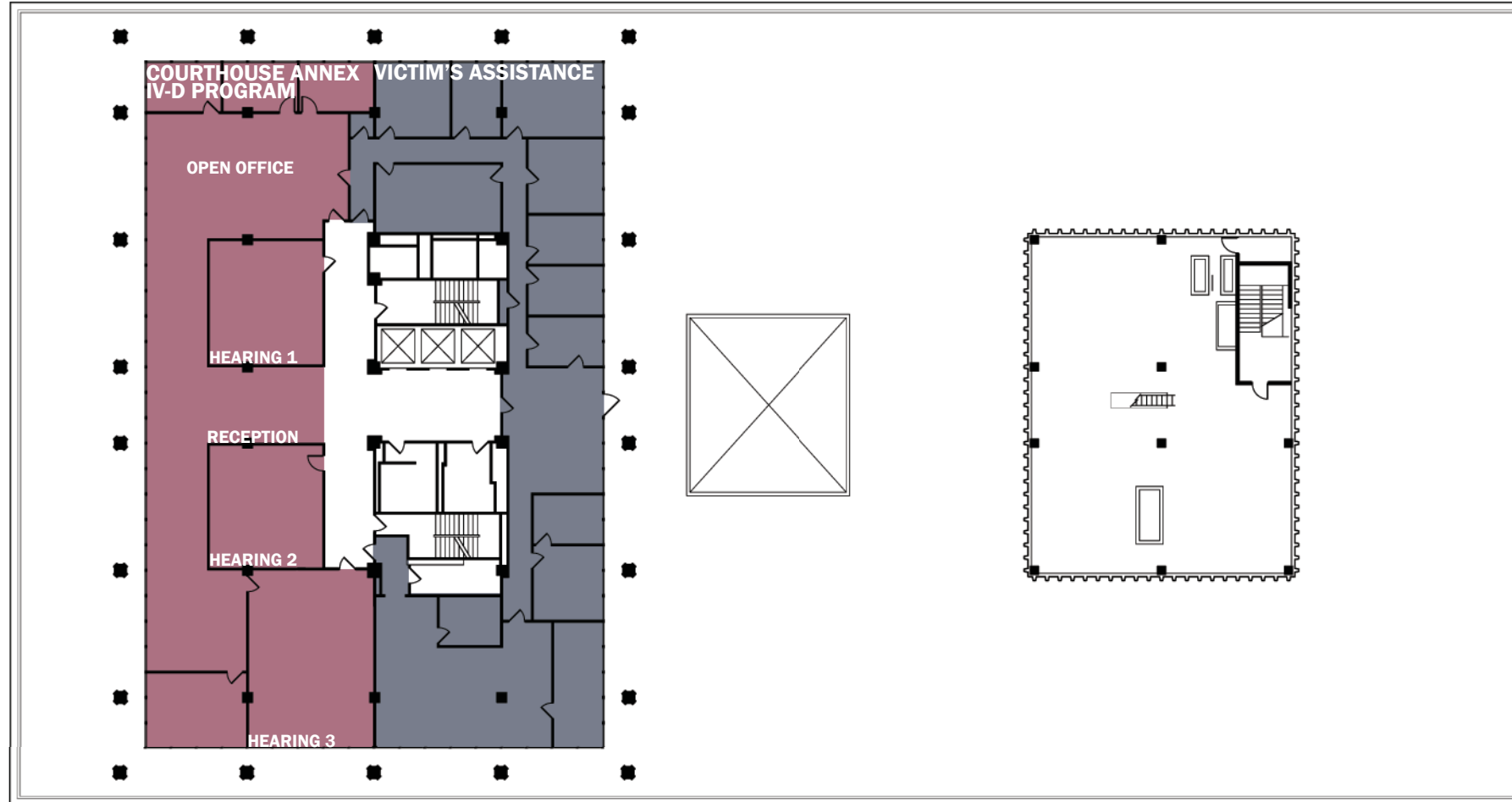
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|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS-SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



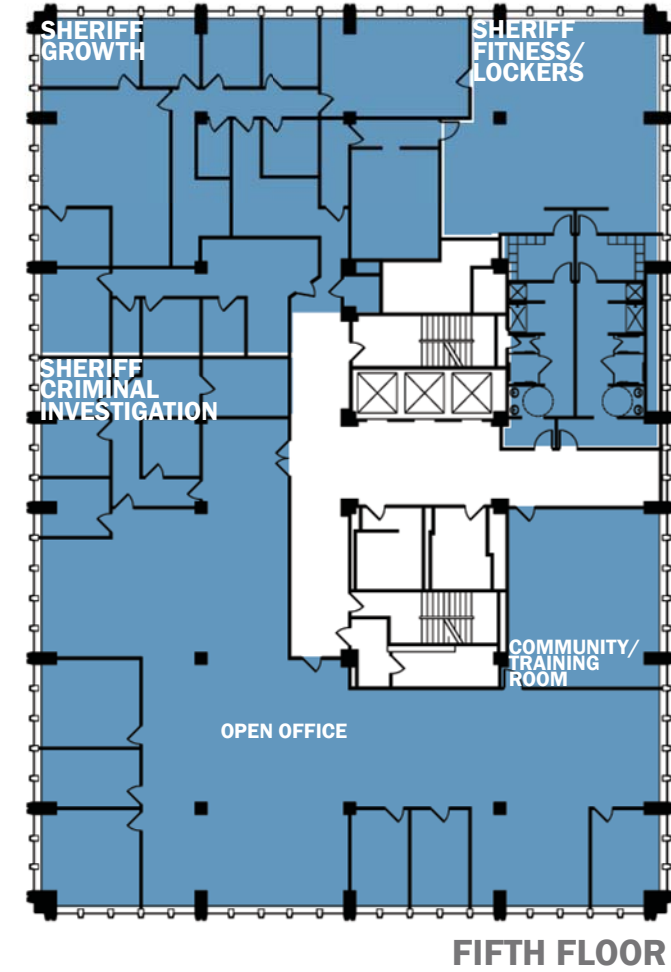
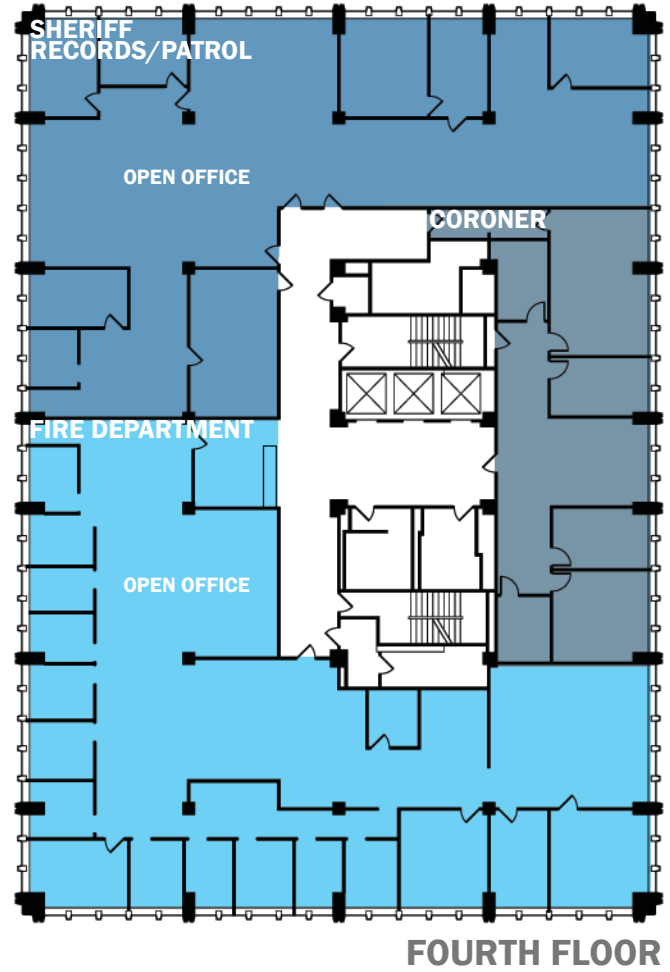
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|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



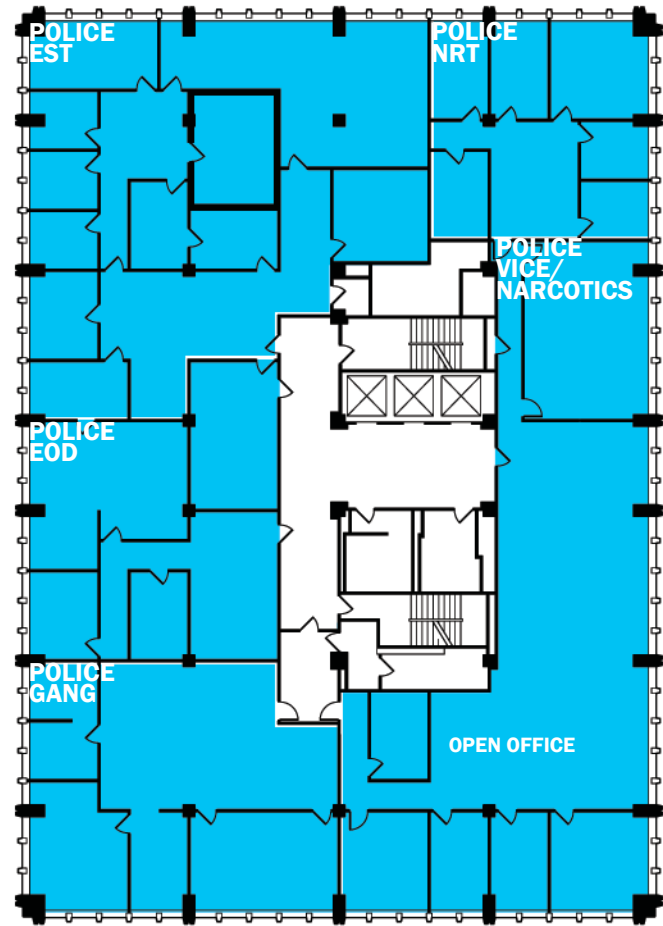
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|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |

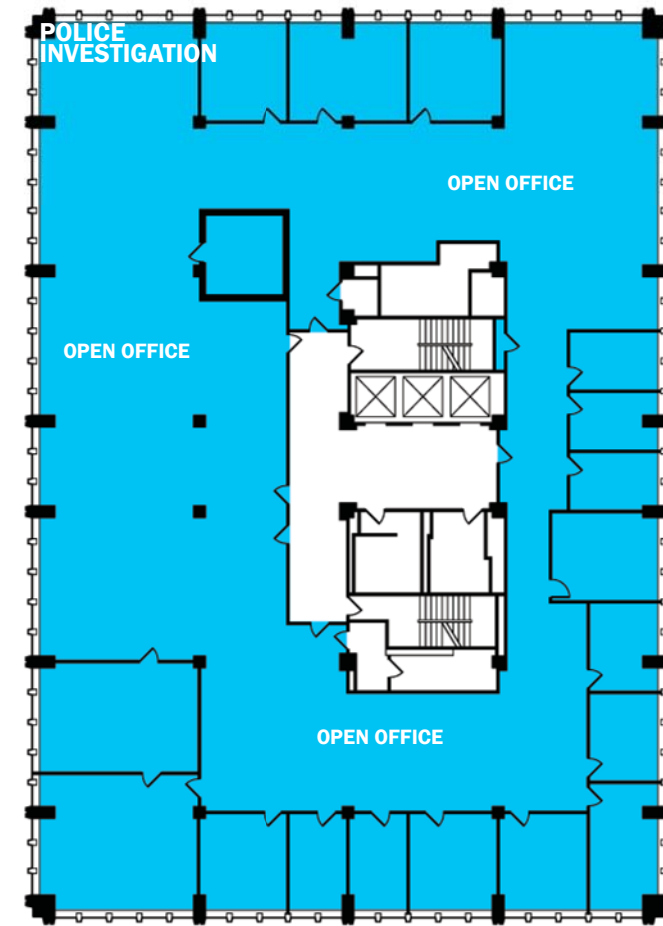


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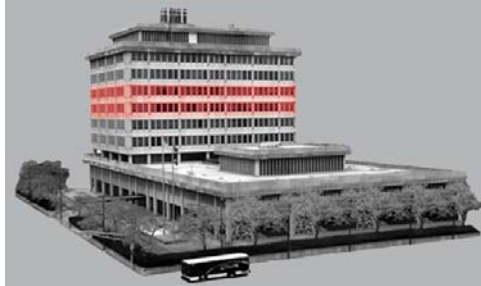
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|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



SIXTH FLOOR



SEVENTH FLOOR

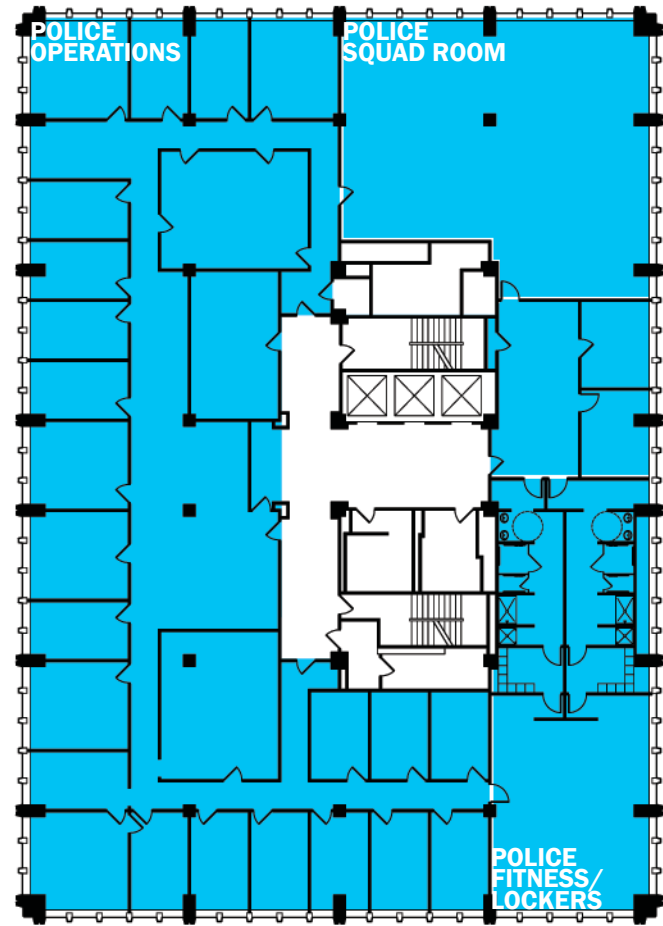


CITY COUNTY BUILDING

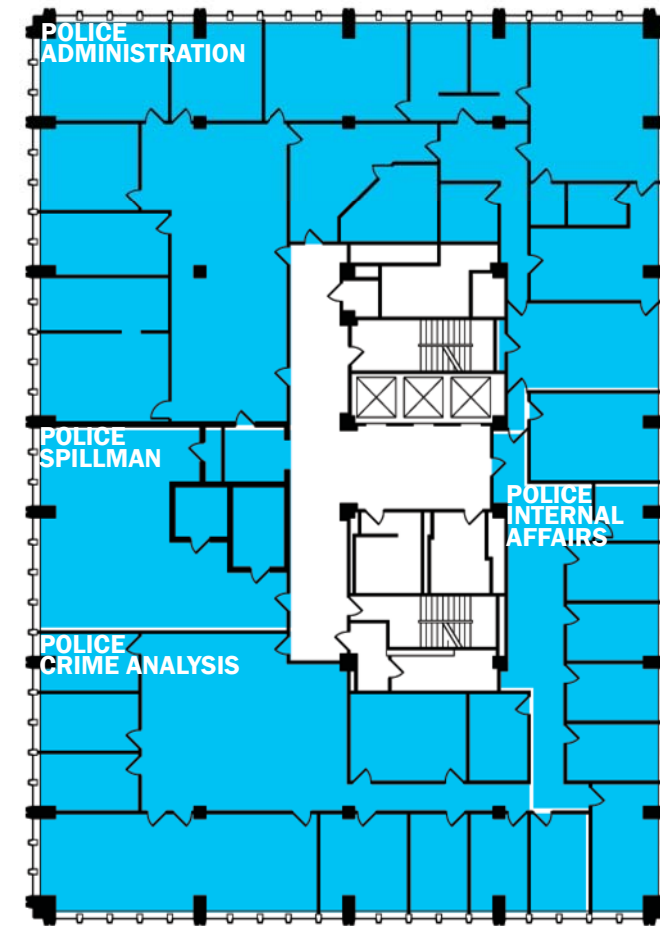


**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
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| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**EIGHTH FLOOR**



**NINTH FLOOR**



**CITY COUNTY BUILDING**



**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
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| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**EAST BERRY BUILDING**



**LEGEND**

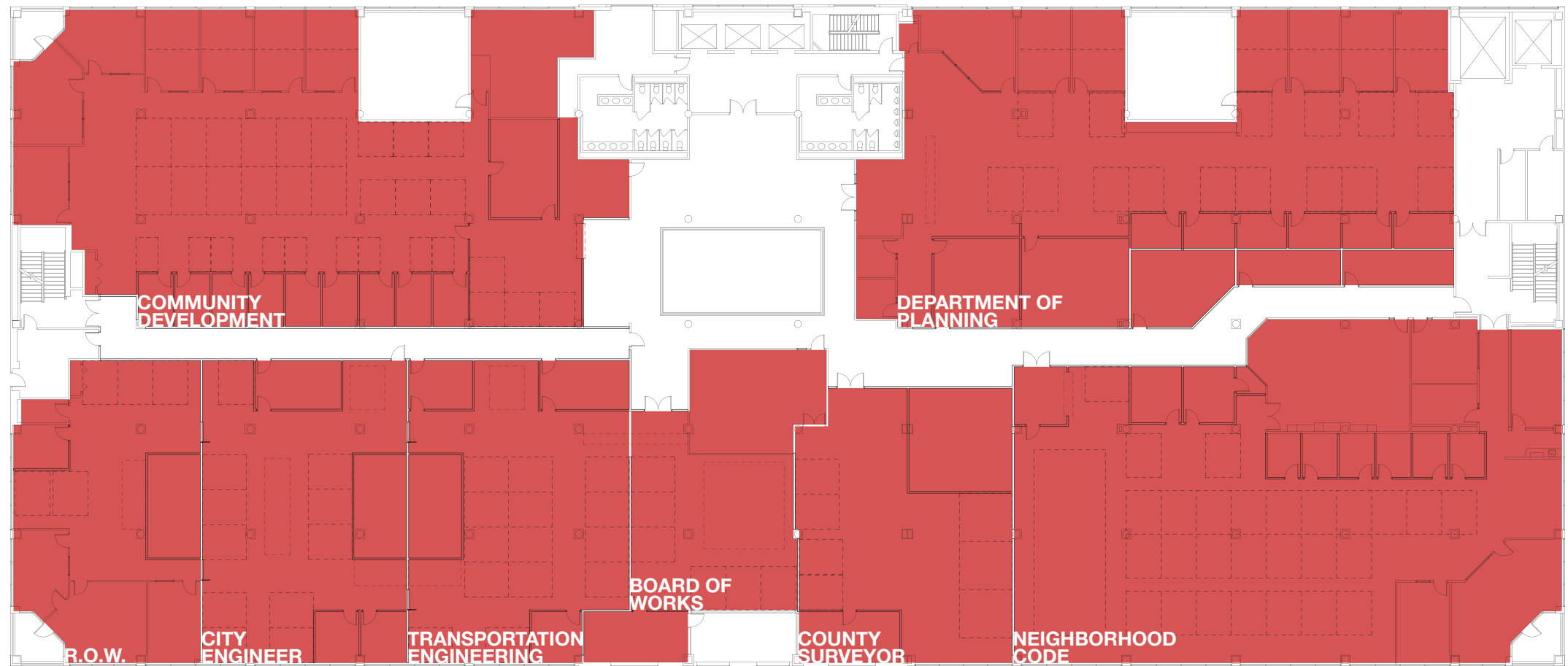
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|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |





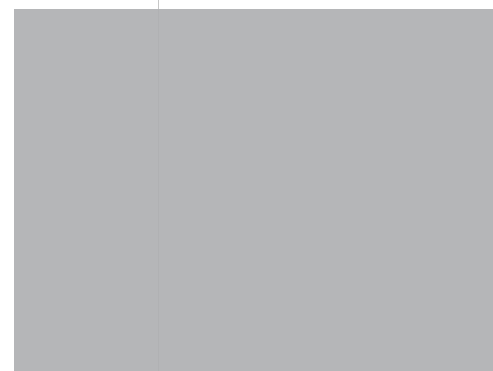
**LEGEND**

|                              |         |                    |         |     |
|------------------------------|---------|--------------------|---------|-----|
| POLICE                       | SHERIFF | FIRE               | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |         |                    |         |     |
| EXTENDED DEVELOPMENT         |         | CORE DEVELOPMENT   |         |     |
| <b>DEVELOPMENT TEAM</b>      |         |                    |         |     |
| <b>MANAGEMENT TEAM</b>       |         |                    |         |     |
| SMALL CLAIMS SUPERIOR COURT  |         | IV-D PROGRAM       |         |     |
| <b>COURTHOUSE ANNEX</b>      |         |                    |         |     |
| CORE UTILITY                 |         | CUSTOMER RELATIONS |         |     |
| <b>INTERNAL SERVICES</b>     |         |                    |         |     |
| <b>CITY UTILITIES</b>        |         |                    |         |     |
| <b>TAX TEAM</b>              |         |                    |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |         |                    |         |     |
| <b>PUBLIC SPACES</b>         |         |                    |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |         |                    |         |     |



**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |

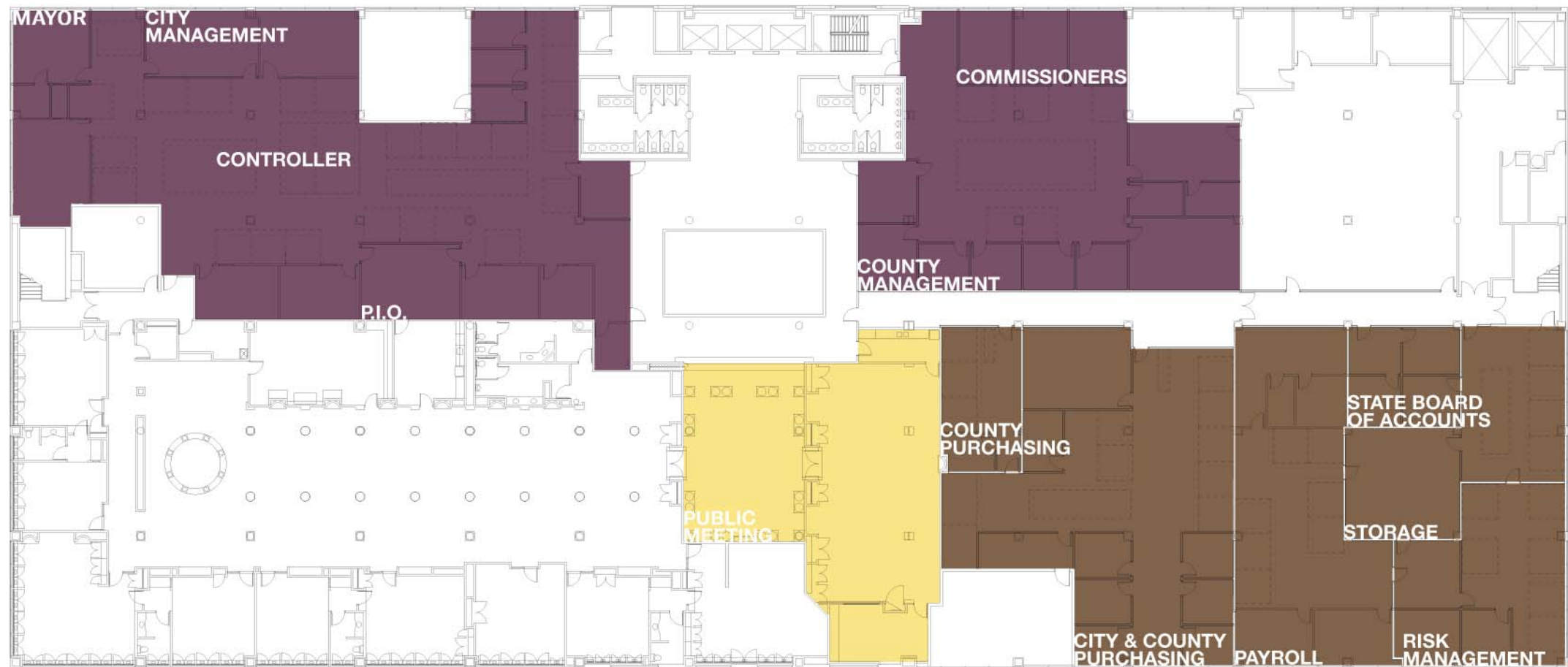


**EAST BERRY BUILDING**



**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study**  
**Fort Wayne, Indiana**

**C/C : A**

**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study**  
**Fort Wayne, Indiana**

**EB : A**

| Schematic Design Construction Documents Cost Projections |        | City County Building - Scheme A |                      |                     |
|--|--------|---------------------------------|----------------------|---------------------|
|  |        | % Of Total                      | System Costs Per GSF | System Cost Totals  |
| Demolition & Removals                                    |        | 3.71%                           | \$ 0.79              | 117,904             |
| Substructure   |        | 0.06%                           | \$ 0.01              | 2,000               |
| Structural Frame   |        | 0.00%                           | \$ -                 | -                   |
| Roofing  |        | 0.00%                           | \$ -                 | -                   |
| Exterior Walls   |        | 0.31%                           | \$ 0.07              | 10,000              |
| Interior Subdivision                                     |        | 12.00%                          | \$ 2.57              | 381,571             |
| Vertical Circulation                                     |        | 1.77%                           | \$ 0.38              | 56,250              |
| Wall Finishes  |        | 5.27%                           | \$ 1.13              | 167,476             |
| Floor Finishes   |        | 6.43%                           | \$ 1.37              | 204,271             |
| Ceiling Finishes   |        | 4.19%                           | \$ 0.90              | 133,247             |
| Millwork and Specialties                                 |        | 0.95%                           | \$ 0.20              | 30,322              |
| Casework & Wood Trim                                     |        | 6.05%                           | \$ 1.29              | 192,425             |
| Equipment  |        | 0.91%                           | \$ 0.19              | 28,900              |
| Fire Protection  |        | 0.00%                           | \$ -                 | -                   |
| Plumbing   |        | 5.01%                           | \$ 1.07              | 159,118             |
| HVAC   |        | 13.83%                          | \$ 2.96              | 439,646             |
| Electrical   |        | 25.68%                          | \$ 5.49              | 816,360             |
| Site Development - Allowance                             |        | 1.57%                           | \$ 0.34              | 50,000              |
|  |        | <b>87.74%</b>                   | <b>\$ 18.76</b>      | <b>2,789,490</b>    |
| General Conditions                                       |        | 6.29%                           | \$ 1.35              | 200,000             |
| General Contractor's Overhead and Profit                 | 5.50%  | 5.17%                           | \$ 1.11              | 164,422             |
| Contractors' Performance/Payment Bonds                   | 0.80%  | 0.79%                           | \$ 0.17              | 25,231              |
| <b>TOTAL CONSTRUCTION COST</b>                           |        | <b>100.00%</b>                  | <b>\$ 21.38</b>      | <b>3,179,144</b>    |
| Design Contingency                                       | 10.00% |                                 | \$ 2.14              | 317,914             |
| Escalation/Pricing Contingency                           | 6.00%  |                                 | \$ 1.41              | 209,823             |
|  |        |                                 | <b>\$ 24.93</b>      | <b>\$ 3,706,881</b> |
| Architectural/Engineering Fees                           | 7.00%  |                                 |                      | \$ 259,482          |
|  |        |                                 | <b>\$ 26.67</b>      | <b>\$ 3,966,363</b> |

**\$3,966,363**

| Schematic Design Construction Documents Cost Projections |        | East Berry Street Bldg - Scheme A |                      |                     |
|--|--------|-----------------------------------|----------------------|---------------------|
|  |        | % Of Total                        | System Costs Per GSF | System Cost Totals  |
| Demolition & Removals                                    |        | 1.16%                             | \$ 0.41              | 78,941              |
| Substructure   |        | 0.07%                             | \$ 0.03              | 5,000               |
| Structural Frame   |        | 0.71%                             | \$ 0.25              | 48,600              |
| Roofing  |        | 5.40%                             | \$ 1.89              | 367,310             |
| Exterior Walls   |        | 1.02%                             | \$ 0.36              | 69,426              |
| Interior Subdivision                                     |        | 11.47%                            | \$ 4.01              | 779,904             |
| Vertical Circulation                                     |        | 1.01%                             | \$ 0.35              | 68,750              |
| Wall Finishes  |        | 5.32%                             | \$ 1.86              | 361,437             |
| Floor Finishes   |        | 4.38%                             | \$ 1.53              | 297,704             |
| Ceiling Finishes   |        | 3.18%                             | \$ 1.11              | 216,265             |
| Millwork and Specialties                                 |        | 1.10%                             | \$ 0.38              | 74,696              |
| Casework & Wood Trim                                     |        | 2.76%                             | \$ 0.97              | 187,985             |
| Equipment  |        | 0.36%                             | \$ 0.13              | 24,350              |
| Fire Protection  |        | 2.92%                             | \$ 1.02              | 198,379             |
| Plumbing   |        | 2.41%                             | \$ 0.84              | 164,180             |
| HVAC   |        | 22.65%                            | \$ 7.93              | 1,540,155           |
| Electrical   |        | 21.48%                            | \$ 7.52              | 1,460,343           |
| Site Development - Allowance                             |        | 2.21%                             | \$ 0.77              | 150,000             |
|  |        | <b>89.62%</b>                     | <b>\$ 31.36</b>      | <b>6,093,425</b>    |
| General Conditions                                       |        | 4.41%                             | \$ 1.54              | 300,000             |
| General Contractor's Overhead and Profit                 | 5.50%  | 5.17%                             | \$ 1.81              | 351,638             |
| Contractors' Performance/Payment Bonds                   | 0.80%  | 0.79%                             | \$ 0.28              | 53,961              |
| <b>TOTAL CONSTRUCTION COST</b>                           |        | <b>100.00%</b>                    | <b>\$ 34.99</b>      | <b>6,799,023</b>    |
| Design Contingency                                       | 10.00% |                                   | \$ 3.50              | 679,902             |
| Escalation/Pricing Contingency                           | 2.00%  |                                   | \$ 0.77              | 149,579             |
|  |        |                                   | <b>\$ 39.26</b>      | <b>\$ 7,628,504</b> |
| Architectural/Engineering Fees                           | 7.00%  |                                   |                      | \$ 533,995          |
|  |        |                                   | <b>\$ 42.01</b>      | <b>\$ 8,162,500</b> |

**\$8,162,500**

**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study  
 Fort Wayne, Indiana**

**C/C : A**

| Schematic Design Construction Documents Cost Projections | City County Building - Scheme A |                      |                     |
|--|---------------------------------|----------------------|---------------------|
|  | % Of Total                      | System Costs Per GSF | System Cost Totals  |
| Demolition & Removals                                    | 3.83%                           | \$ 0.98              | 145,705             |
| Substructure   | 0.05%                           | \$ 0.01              | 2,000               |
| Structural Frame   | 0.00%                           | \$ -                 | -                   |
| Roofing  | 0.00%                           | \$ -                 | -                   |
| Exterior Walls   | 0.26%                           | \$ 0.07              | 10,000              |
| Interior Subdivision                                     | 11.28%                          | \$ 2.89              | 429,285             |
| Vertical Circulation                                     | 1.48%                           | \$ 0.38              | 56,250              |
| Wall Finishes  | 4.79%                           | \$ 1.23              | 182,343             |
| Floor Finishes   | 5.37%                           | \$ 1.37              | 204,271             |
| Ceiling Finishes   | 4.44%                           | \$ 1.14              | 168,880             |
| Millwork and Specialties                                 | 0.80%                           | \$ 0.20              | 30,322              |
| Casework & Wood Trim                                     | 7.92%                           | \$ 2.03              | 301,650             |
| Equipment  | 0.76%                           | \$ 0.19              | 28,900              |
| Fire Protection  | 0.00%                           | \$ -                 | -                   |
| Plumbing   | 4.25%                           | \$ 1.09              | 161,698             |
| HVAC   | 16.23%                          | \$ 4.15              | 617,690             |
| Electrical   | 26.02%                          | \$ 6.66              | 990,298             |
| Site Development - Allowance                             | 1.31%                           | \$ 0.34              | 50,000              |
| <b>General Conditions</b>                                | <b>5.25%</b>                    | <b>\$ 1.35</b>       | <b>200,000</b>      |
| General Contractor's Overhead and Profit                 | 5.50%                           | 5.17%                | 196,861             |
| Contractors' Performance/Payment Bonds                   | 0.80%                           | 0.79%                | 30,209              |
| <b>TOTAL CONSTRUCTION COST</b>                           | <b>100.00%</b>                  | <b>\$ 25.60</b>      | <b>3,806,362</b>    |
| Design Contingency                                       | 10.00%                          | \$ 2.56              | 380,636             |
| Escalation/Pricing Contingency                           | 6.00%                           | \$ 1.69              | 251,220             |
|  |                                 | <b>\$ 29.85</b>      | <b>\$ 4,438,218</b> |
| Architectural/Engineering Fees                           | 7.00%                           |                      | \$ 310,675          |
|  |                                 | <b>\$ 31.94</b>      | <b>\$ 4,748,893</b> |

**\$4,748,893**

**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study  
 Fort Wayne, Indiana**

**EB : A**

| Schematic Design Construction Documents Cost Projections | East Berry Street Bldg - Scheme A |                      |                     |
|--|-----------------------------------|----------------------|---------------------|
|  | % Of Total                        | System Costs Per GSF | System Cost Totals  |
| Demolition & Removals                                    | 1.75%                             | \$ 0.74              | 143,927             |
| Substructure   | 0.06%                             | \$ 0.03              | 5,000               |
| Structural Frame   | 0.59%                             | \$ 0.25              | 48,600              |
| Roofing  | 4.47%                             | \$ 1.89              | 367,310             |
| Exterior Walls   | 1.45%                             | \$ 0.62              | 119,533             |
| Interior Subdivision                                     | 11.41%                            | \$ 4.83              | 937,991             |
| Vertical Circulation                                     | 0.84%                             | \$ 0.35              | 68,750              |
| Wall Finishes  | 4.40%                             | \$ 1.86              | 361,437             |
| Floor Finishes   | 4.48%                             | \$ 1.90              | 368,504             |
| Ceiling Finishes   | 3.92%                             | \$ 1.66              | 321,869             |
| Millwork and Specialties                                 | 0.91%                             | \$ 0.38              | 74,696              |
| Casework & Wood Trim                                     | 3.49%                             | \$ 1.48              | 286,860             |
| Equipment  | 0.30%                             | \$ 0.13              | 24,350              |
| Fire Protection  | 2.41%                             | \$ 1.02              | 198,379             |
| Plumbing   | 2.00%                             | \$ 0.84              | 164,180             |
| HVAC   | 22.90%                            | \$ 9.68              | 1,881,811           |
| Electrical   | 20.95%                            | \$ 8.86              | 1,721,584           |
| Site Development - Allowance                             | 4.05%                             | \$ 1.71              | 332,727             |
| <b>General Conditions</b>                                | <b>3.65%</b>                      | <b>\$ 1.54</b>       | <b>300,000</b>      |
| General Contractor's Overhead and Profit                 | 5.50%                             | 5.17%                | 425,013             |
| Contractors' Performance/Payment Bonds                   | 0.80%                             | 0.79%                | 65,220              |
| <b>TOTAL CONSTRUCTION COST</b>                           | <b>100.00%</b>                    | <b>\$ 42.29</b>      | <b>8,217,742</b>    |
| Design Contingency                                       | 10.00%                            | \$ 4.23              | 821,774             |
| Escalation/Pricing Contingency                           | 2.00%                             | \$ 0.93              | 180,790             |
|  |                                   | <b>\$ 47.45</b>      | <b>\$ 9,220,306</b> |
| Architectural/Engineering Fees                           | 7.00%                             |                      | \$ 645,421          |
|  |                                   | <b>\$ 50.77</b>      | <b>\$ 9,865,727</b> |

**\$9,865,727**

|          |  |                                       |
|----------|--|---------------------------------------|
| <b>B</b> | <b>SCHEME “B”</b><br>POLICE AND MANAGEMENT<br>CO-LOCATED AT<br>200 EAST BERRY STREET<br>DEVELOPMENT TEAMS<br>REMAIN IN CITY/COUNTY | City/County Building Plans.....20-26  |
|          |  | 200 East Berry Street Plans.....27-31 |
|          |  | Base Cost Estimates .....32           |
|          |  | Recommended Cost Estimates .....33    |

**FROM THE WORKING GROUP / MODIFIED**

*This alternative would move the City Police and Fire Administration to 200 East Berry and move the County Sheriff to the City-County Building; Development-related functions and the Tax-related functions would be located in the City-County Building. The Management Team, the Internal Services Team, and **Customer Service Portions** of City Utilities would be located at 200 East Berry Street.*

|          |  |       |
|----------|--|-------|
| <b>B</b> | <b>SCHEME "B"</b>  |       |
|          | <b>POLICE AND MANAGEMENT CO-LOCATED AT 200 EAST BERRY STREET DEVELOPMENT TEAMS REMAIN IN CITY/COUNTY</b> |       |
|          | City/County Building Plans.....  | 20-26 |
|          | 200 East Berry Street Plans.....   | 27-31 |
|          | Base Cost Estimates .....  | 32    |
|          | Recommended Cost Estimates .....   | 33    |

**200 E Berry St.**

|  | Square ft.     | County    | City           |
|--|----------------|-----------|----------------|
| Fort Wayne Police Department             | 80,000         |           | 80,000         |
| Fire Department                          | 11,000         |           | 11,000         |
| <b>City Utilities (less development)</b> | <b>17,825</b>  |           | <b>17,825</b>  |
| Storage                                  | 11,000         |           | 11,000         |
| Management Team                          | 21,275         | 7,450     | 13,825         |
| Internal Service Team                    | 19,450         | 6,825     | 12,625         |
| Other                                    | 3,300          |           | 3,300          |
| HR Training Room                         | 950            | 950       |                |
| Commissioners/Council Chambers           | 5,000          | 1,300     | 3,700          |
| <b>Total Square ft. allocated</b>        | <b>169,800</b> | 15,575    | <b>154,225</b> |
| Total Square ft. available               | 215,011        |           |                |
| <b>Excess (Short)</b>                    | <b>45,211</b>  | <b>9%</b> | <b>91%</b>     |
| Total Space Allocated                    | 382,850        | 180,375   | 202,475        |

**City/County Bldg.**

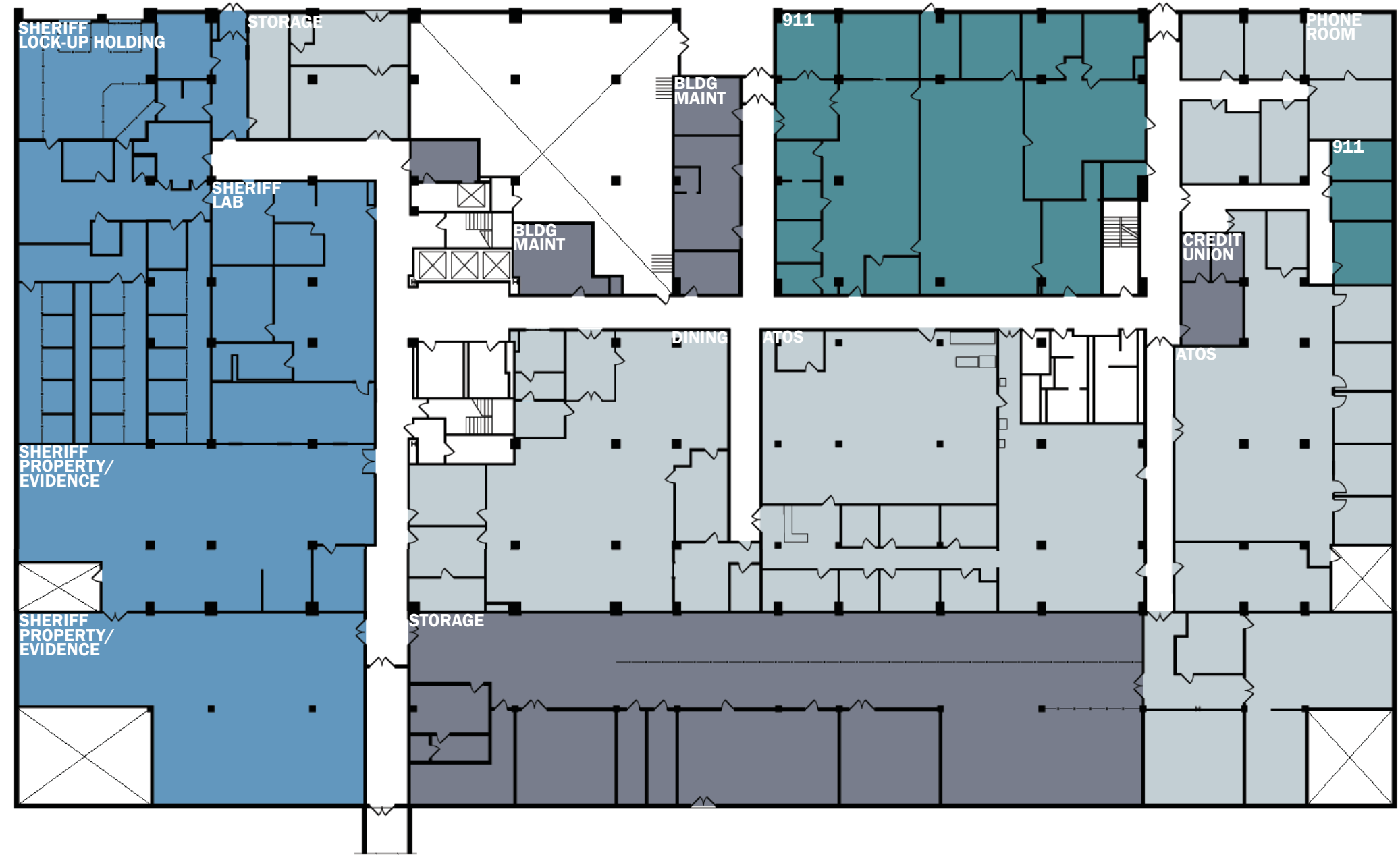
|                                     | Square ft.     | County     | City          |
|-------------------------------------|----------------|------------|---------------|
| Sheriff                             | 22,000         | 22,000     |               |
| Lock Up                             | 5,000          | 5,000      |               |
| Coroner                             | 1,500          | 1,500      |               |
| Storage                             | 11,000         | 11,000     |               |
| Building Training Room              | 1,000          | 1,000      |               |
| Development Team                    | 11,800         | 11,800     |               |
| Expanded Development Team           | 52,950         | 19,700     | 33,250        |
| <b>City Utilities (Development)</b> | <b>12,000</b>  |            | <b>12,000</b> |
| Other                               | 34,150         | 34,150     |               |
| Tax Team                            | 24,900         | 24,900     |               |
| Customer Service Team               | 8,500          | 8,500      |               |
| Courthouse Annex                    | 20,100         | 20,100     |               |
| City Traffic                        | 400            |            | 400           |
| 911 Communications                  | 6,000          | 3,400      | 2,600         |
| Omni Room                           | 1,750          | 1,750      |               |
| <b>Total Square ft. allocated</b>   | <b>213,050</b> | 164,800    | <b>48,250</b> |
| Total Square ft. available          | 214,496        |            |               |
| <b>Excess (Short)</b>               | <b>1,446</b>   | <b>78%</b> | <b>22%</b>    |

**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**CITY COUNTY BUILDING**





**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |

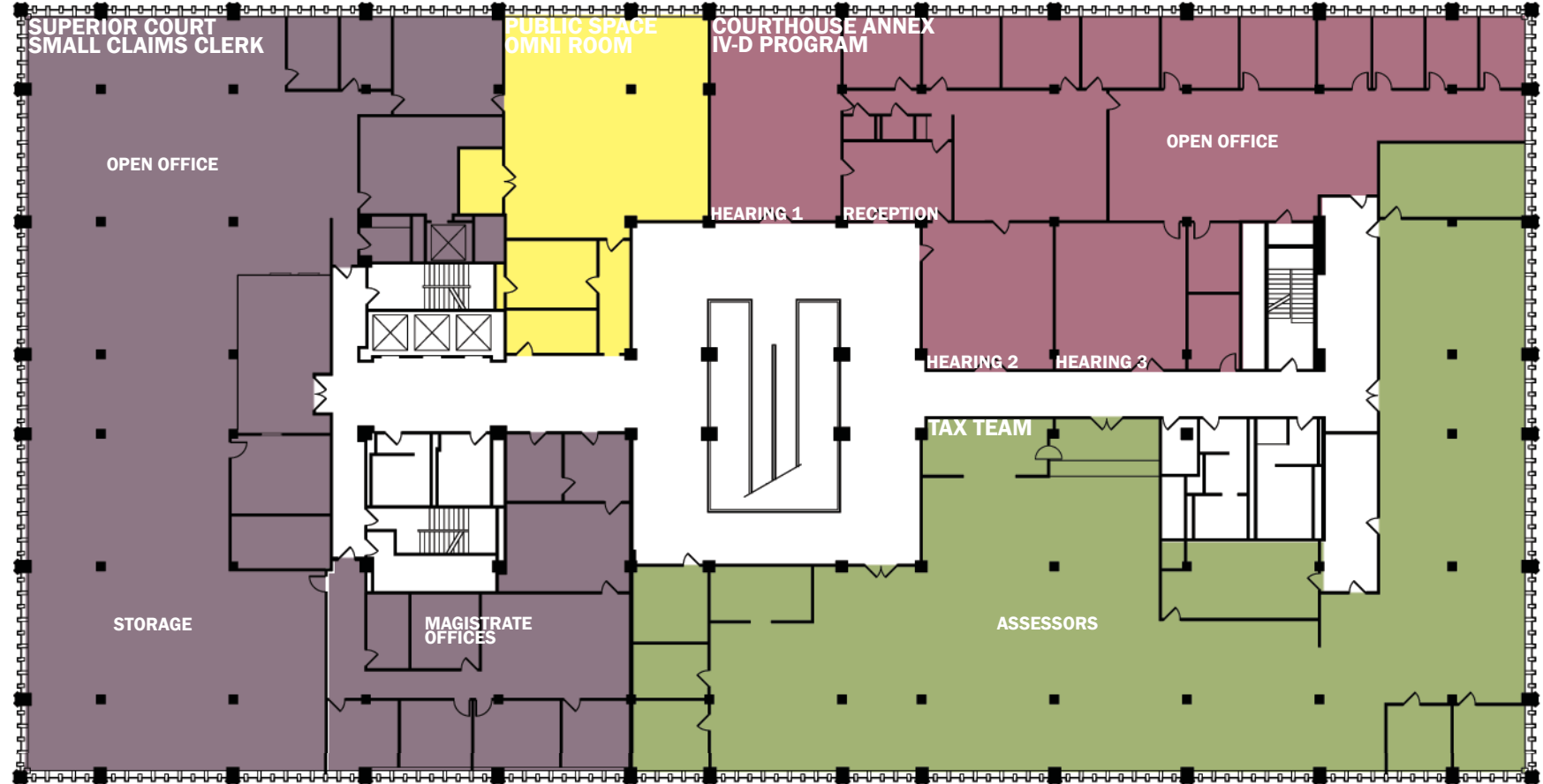


**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS-SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |

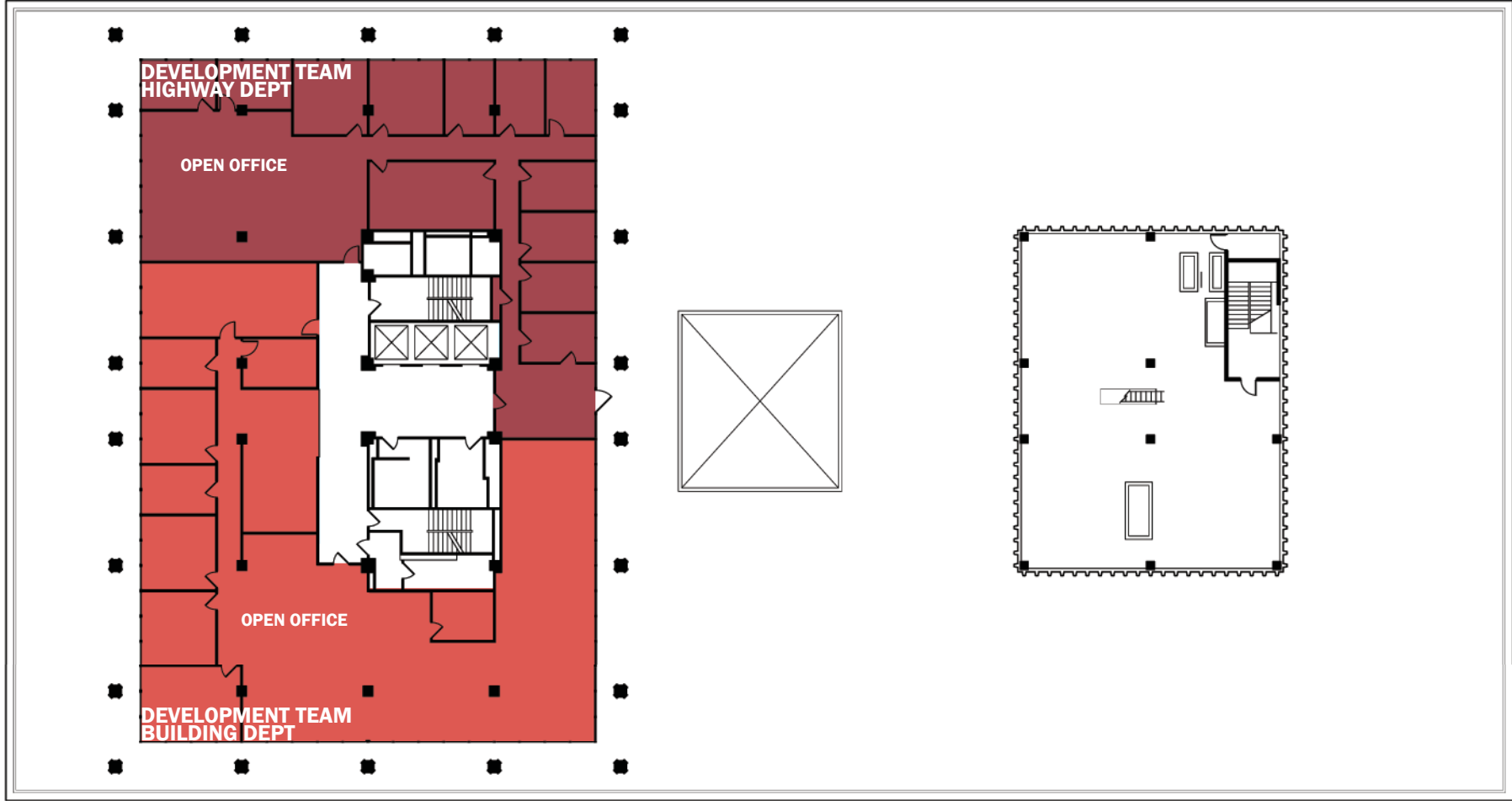


**CITY COUNTY BUILDING**



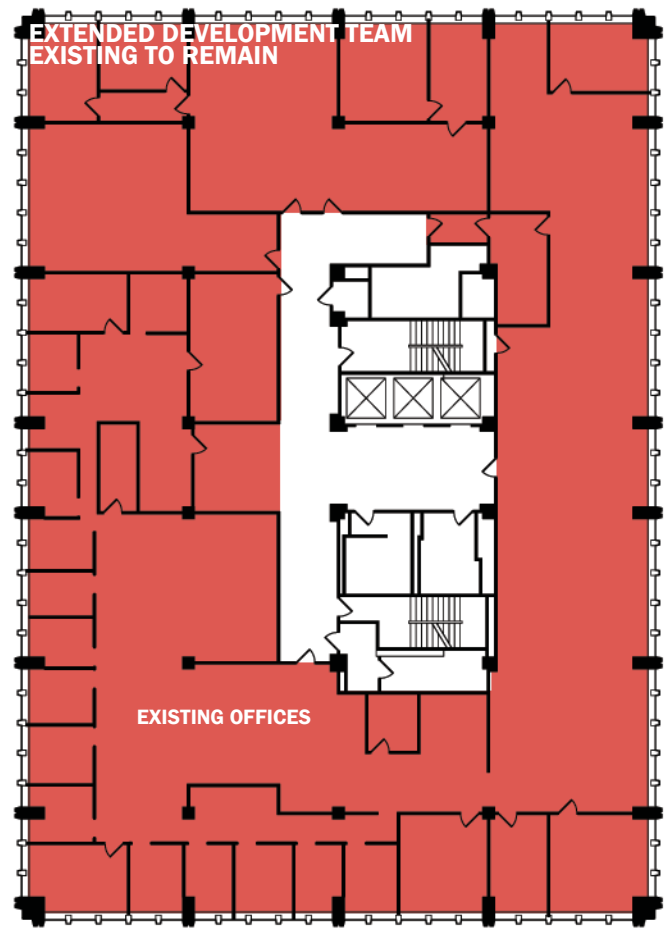
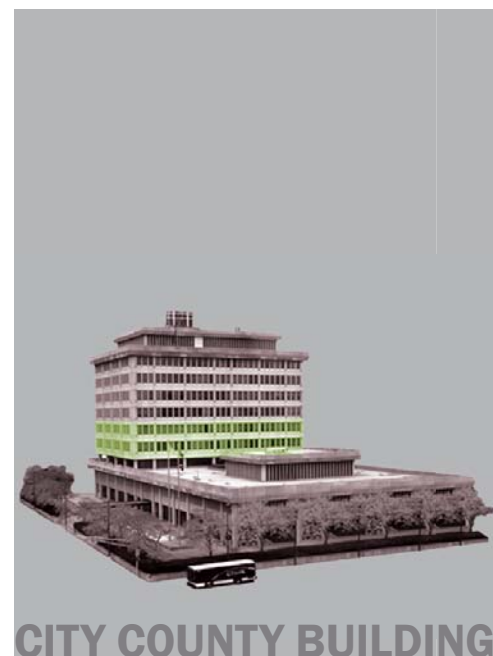
**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |

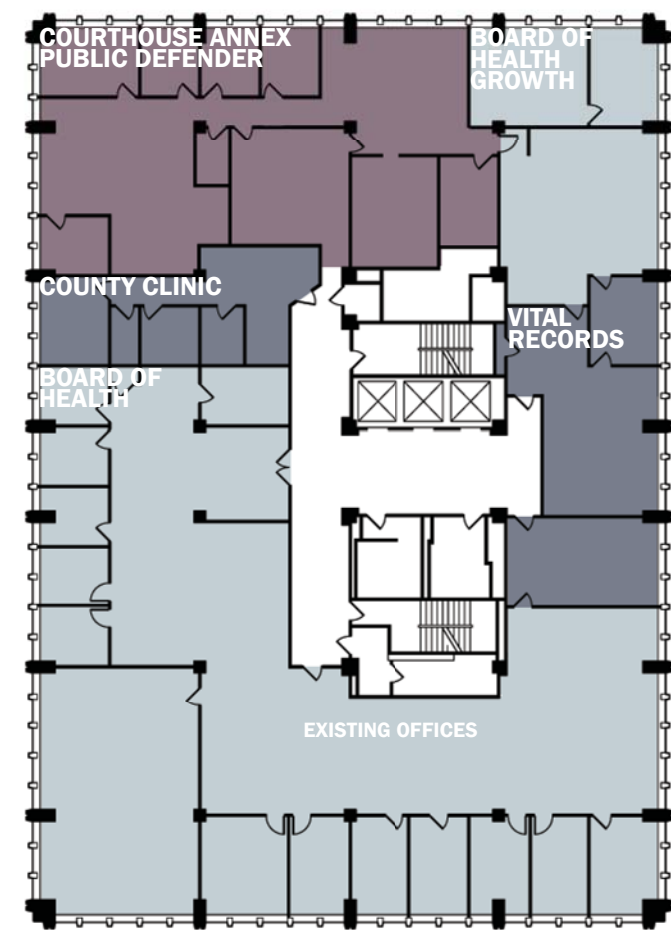


**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**FOURTH FLOOR**

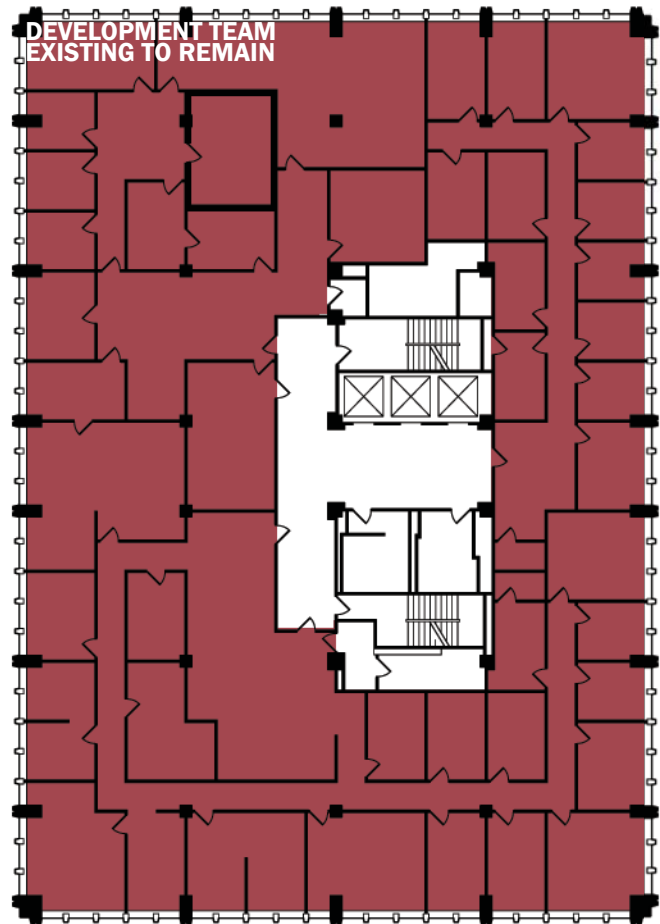
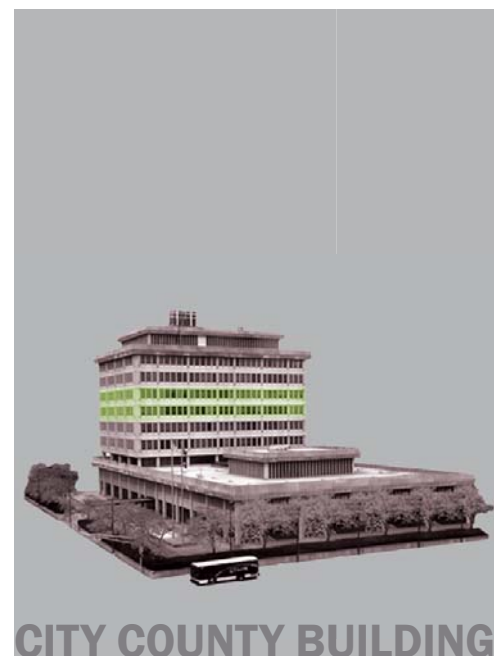


**FIFTH FLOOR**

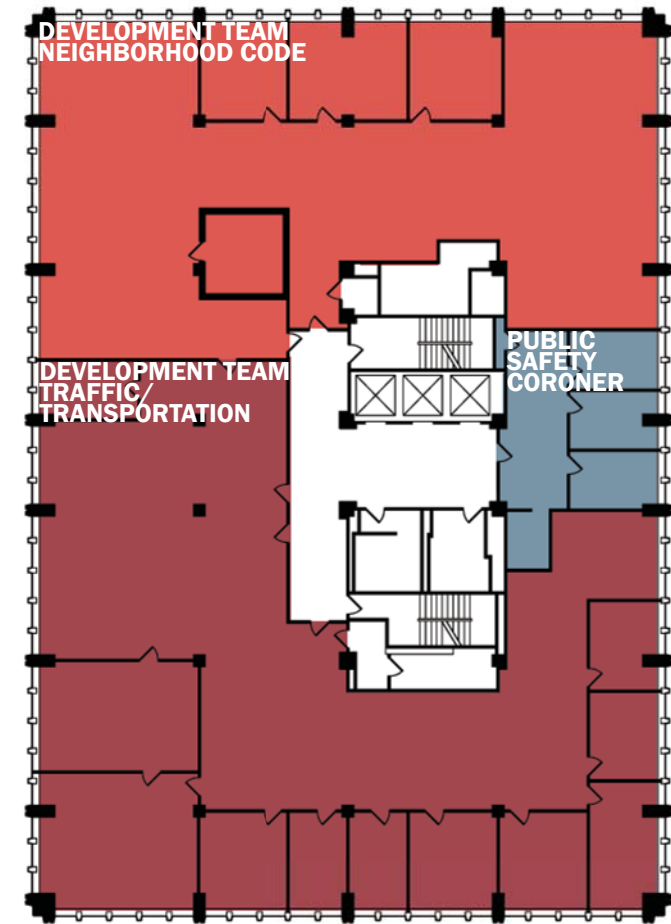


**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



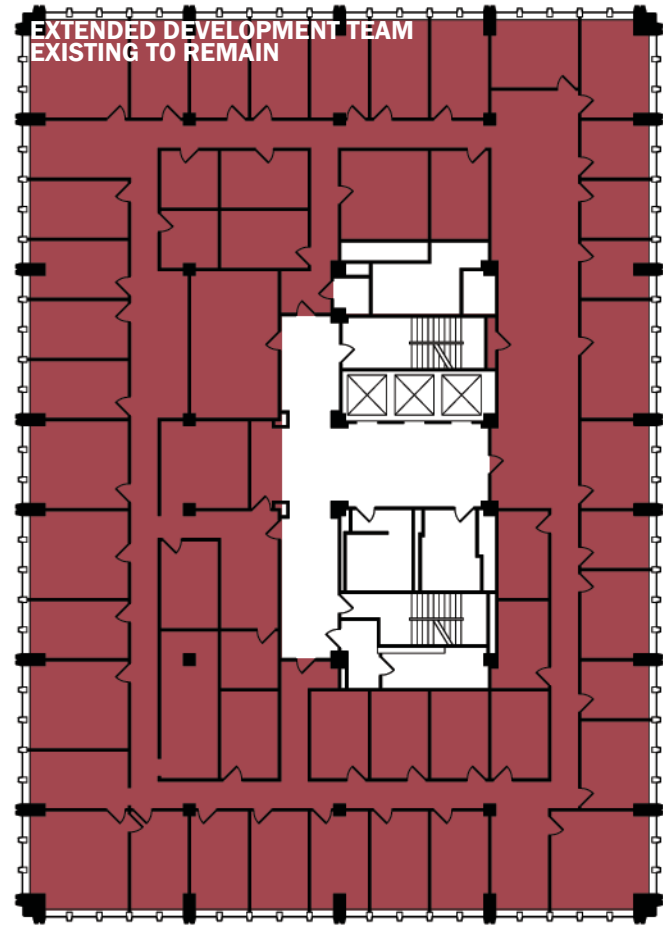
**SIXTH FLOOR**



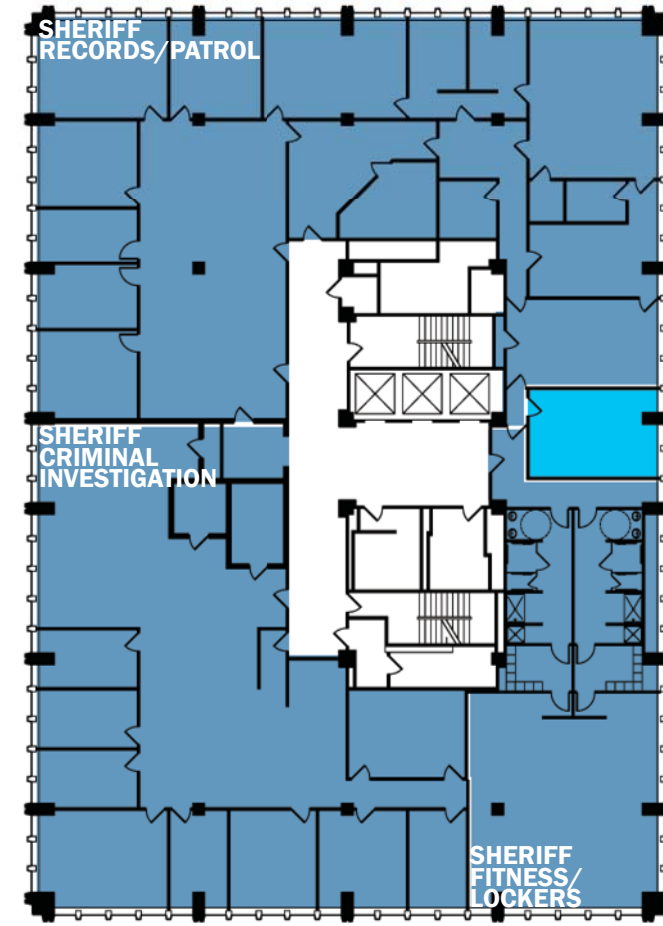
**SEVENTH FLOOR**

**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



EIGHTH FLOOR



NINTH FLOOR

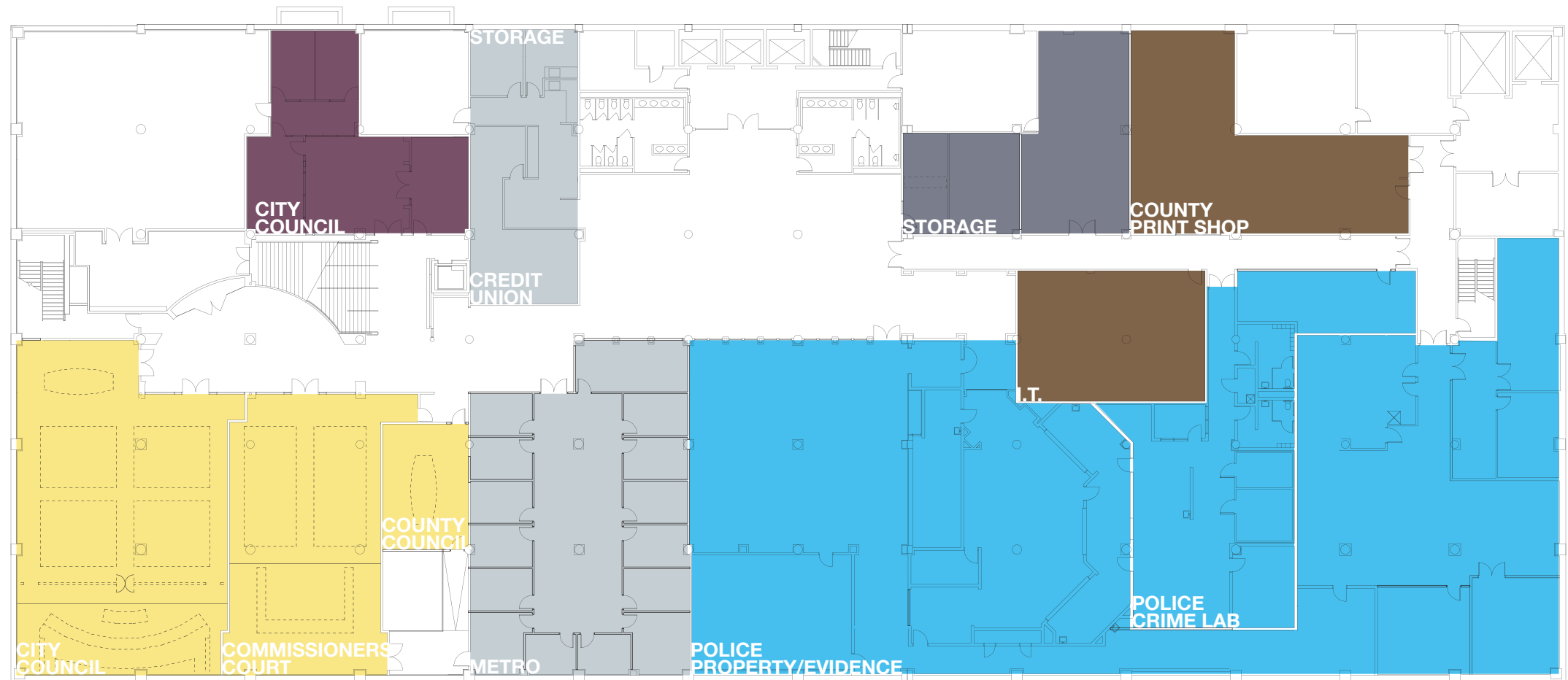


CITY COUNTY BUILDING



**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**EAST BERRY BUILDING**



**LEGEND**

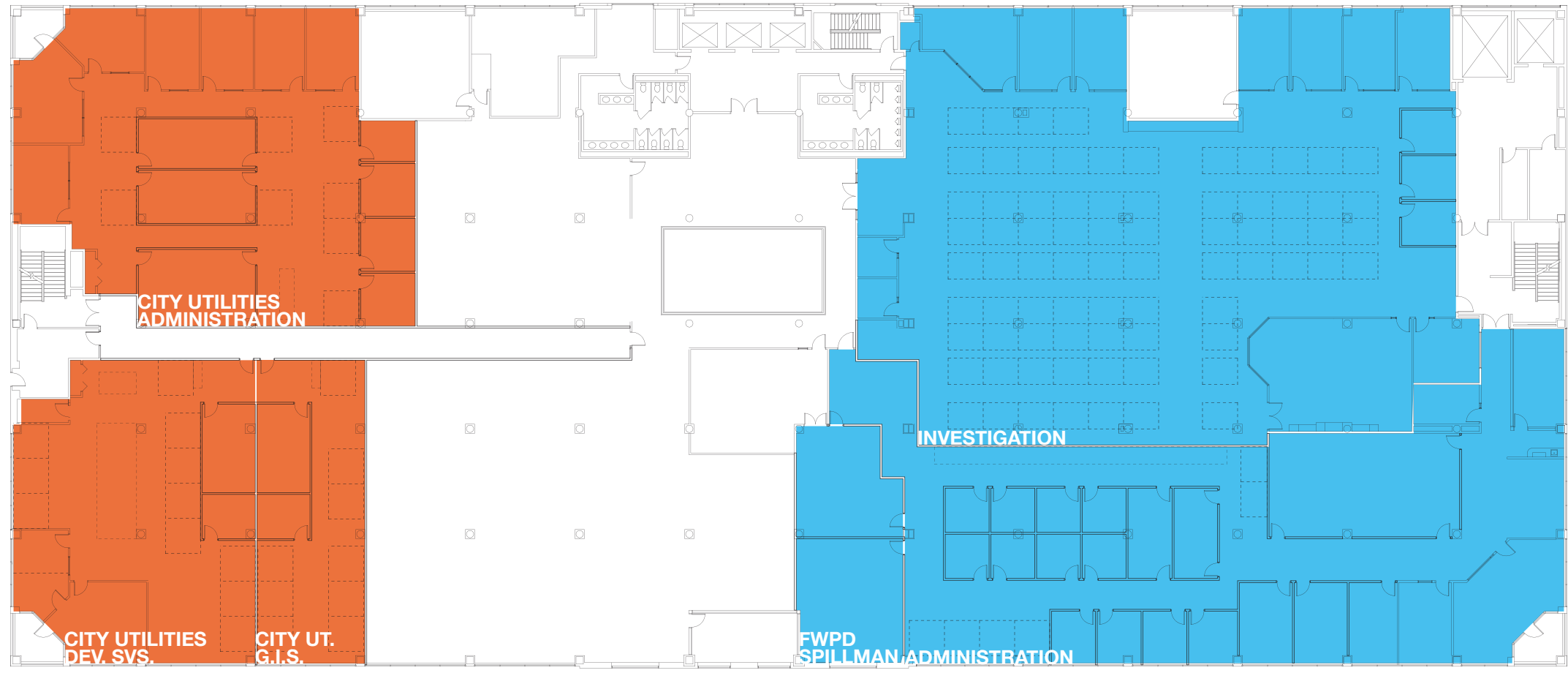
|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |





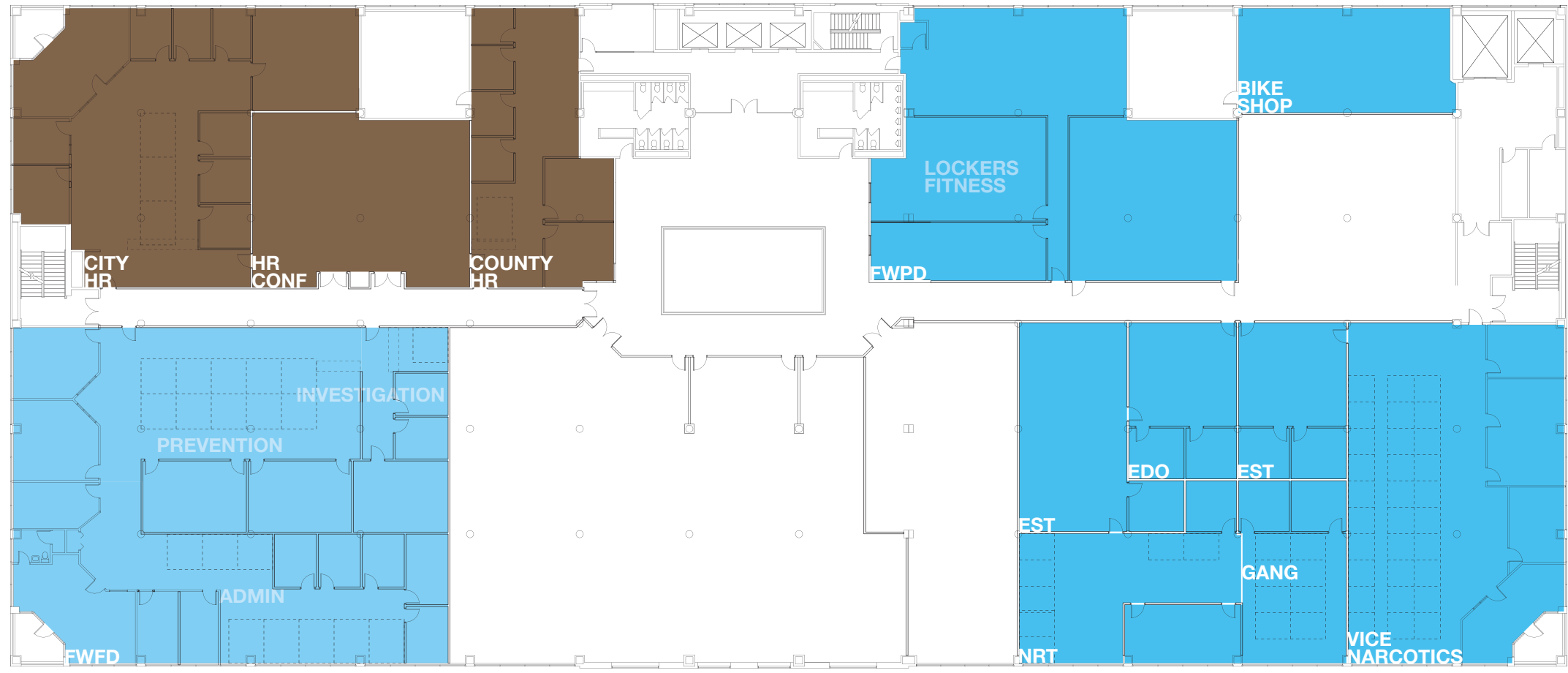
**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



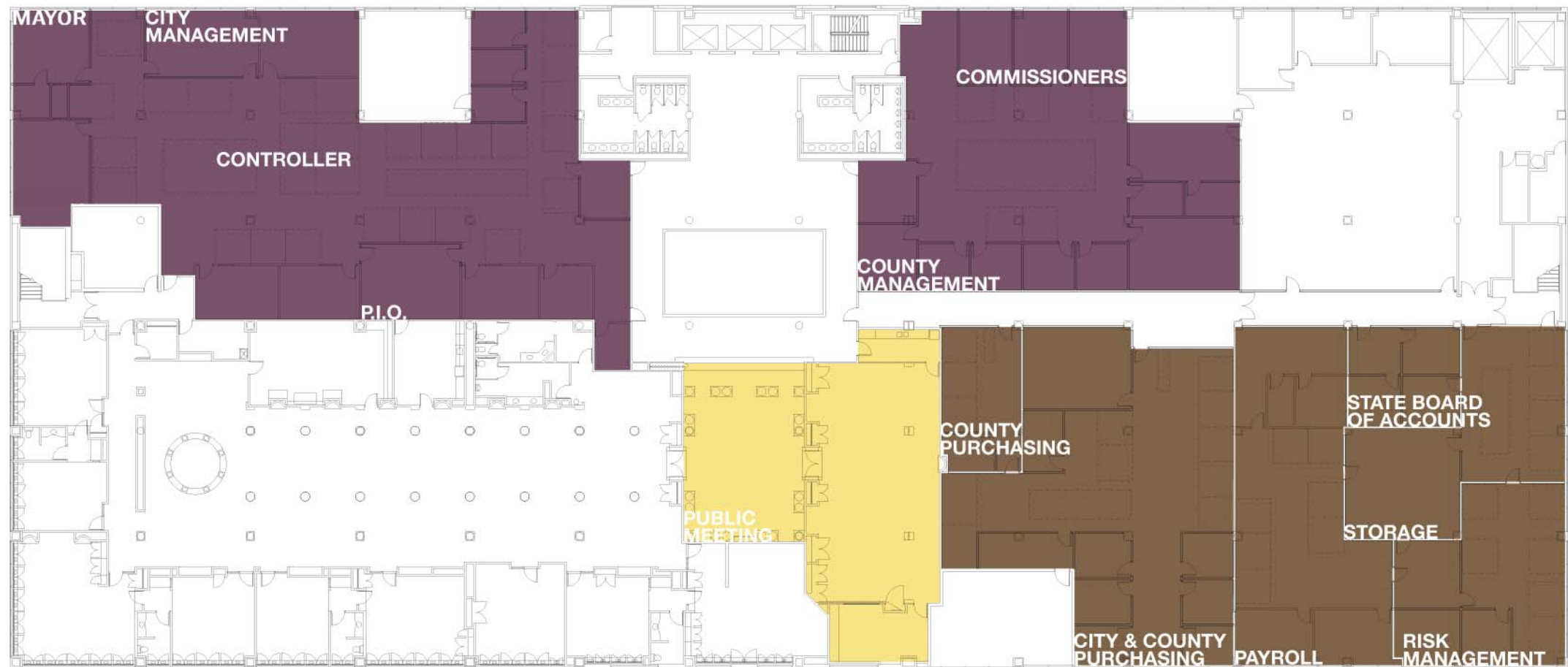
**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**LEGEND**

|                              |                    |      |         |     |
|------------------------------|--------------------|------|---------|-----|
| POLICE                       | SHERIFF            | FIRE | CORONER | 911 |
| <b>PUBLIC SAFETY</b>         |                    |      |         |     |
| EXTENDED DEVELOPMENT         | CORE DEVELOPMENT   |      |         |     |
| <b>DEVELOPMENT TEAM</b>      |                    |      |         |     |
| <b>MANAGEMENT TEAM</b>       |                    |      |         |     |
| SMALL CLAIMS SUPERIOR COURT  | IV-D PROGRAM       |      |         |     |
| <b>COURTHOUSE ANNEX</b>      |                    |      |         |     |
| CORE UTILITY                 | CUSTOMER RELATIONS |      |         |     |
| <b>INTERNAL SERVICES</b>     |                    |      |         |     |
| <b>CITY UTILITIES</b>        |                    |      |         |     |
| <b>TAX TEAM</b>              |                    |      |         |     |
| <b>CUSTOMER SERVICE TEAM</b> |                    |      |         |     |
| <b>PUBLIC SPACES</b>         |                    |      |         |     |
| <b>INDEPENDENT FUNCTIONS</b> |                    |      |         |     |



**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study**  
**Fort Wayne, Indiana**

**C/C : B**

**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study**  
**Fort Wayne, Indiana**

**EB : B**

| Schematic Design Construction Documents Cost Projections |        | City County Building - Scheme B |                      |                     |
|--|--------|---------------------------------|----------------------|---------------------|
|  |        | % Of Total                      | System Costs Per GSF | System Cost Totals  |
| Demolition & Removals                                    |        | 3.24%                           | \$ 1.14              | 81,612              |
| Substructure   |        | 0.08%                           | \$ 0.03              | 2,000               |
| Structural Frame   |        | 0.00%                           | \$ -                 | -                   |
| Roofing  |        | 0.00%                           | \$ -                 | -                   |
| Exterior Walls   |        | 0.40%                           | \$ 0.14              | 10,000              |
| Interior Subdivision                                     |        | 10.90%                          | \$ 3.83              | 274,966             |
| Vertical Circulation                                     |        | 2.23%                           | \$ 0.78              | 56,250              |
| Wall Finishes  |        | 5.61%                           | \$ 1.97              | 141,436             |
| Floor Finishes   |        | 4.80%                           | \$ 1.69              | 121,051             |
| Ceiling Finishes   |        | 3.52%                           | \$ 1.24              | 88,717              |
| Millwork and Specialties                                 |        | 0.78%                           | \$ 0.27              | 19,656              |
| Casework & Wood Trim                                     |        | 10.00%                          | \$ 3.51              | 252,100             |
| Equipment  |        | 0.70%                           | \$ 0.24              | 17,550              |
| Fire Protection  |        | 0.00%                           | \$ -                 | -                   |
| Plumbing   |        | 3.50%                           | \$ 1.23              | 88,379              |
| HVAC   |        | 13.37%                          | \$ 4.70              | 337,162             |
| Electrical   |        | 25.80%                          | \$ 9.07              | 650,588             |
| Site Development - Allowance                             |        | 1.98%                           | \$ 0.70              | 50,000              |
|  |        | <b>86.90%</b>                   | <b>\$ 30.54</b>      | <b>2,191,467</b>    |
| General Conditions                                       |        | 7.14%                           | \$ 2.51              | 180,000             |
| General Contractor's Overhead and Profit                 | 5.50%  | 5.17%                           | \$ 1.82              | 130,431             |
| Contractors' Performance/Payment Bonds                   | 0.80%  | 0.79%                           | \$ 0.28              | 20,015              |
| <b>TOTAL CONSTRUCTION COST</b>                           |        | <b>100.00%</b>                  | <b>\$ 35.14</b>      | <b>2,521,913</b>    |
| Design Contingency                                       | 10.00% |                                 | \$ 3.51              | 252,191             |
| Escalation/Pricing Contingency                           | 6.00%  |                                 | \$ 2.32              | 166,446             |
|  |        |                                 | <b>\$ 40.97</b>      | <b>\$ 2,940,550</b> |
| Architectural/Engineering Fees                           | 7.00%  |                                 |                      | \$ 205,839          |
|  |        |                                 | <b>\$ 43.84</b>      | <b>\$ 3,146,389</b> |

**\$3,146,389**

| Schematic Design Construction Documents Cost Projections |        | East Berry Street Bldg - Scheme B |                      |                     |
|--|--------|-----------------------------------|----------------------|---------------------|
|  |        | % Of Total                        | System Costs Per GSF | System Cost Totals  |
| Demolition & Removals                                    |        | 1.10%                             | \$ 0.47              | 78,070              |
| Substructure   |        | 0.07%                             | \$ 0.03              | 5,000               |
| Structural Frame   |        | 0.69%                             | \$ 0.29              | 48,600              |
| Roofing  |        | 5.18%                             | \$ 2.23              | 367,310             |
| Exterior Walls   |        | 1.69%                             | \$ 0.72              | 119,533             |
| Interior Subdivision                                     |        | 11.05%                            | \$ 4.75              | 783,527             |
| Vertical Circulation                                     |        | 0.69%                             | \$ 0.30              | 48,750              |
| Wall Finishes  |        | 4.25%                             | \$ 1.83              | 301,375             |
| Floor Finishes   |        | 3.35%                             | \$ 1.44              | 237,458             |
| Ceiling Finishes   |        | 2.59%                             | \$ 1.11              | 183,778             |
| Millwork and Specialties                                 |        | 1.21%                             | \$ 0.52              | 85,782              |
| Casework & Wood Trim                                     |        | 2.20%                             | \$ 0.95              | 156,260             |
| Equipment  |        | 0.48%                             | \$ 0.21              | 34,350              |
| Fire Protection  |        | 2.80%                             | \$ 1.20              | 198,379             |
| Plumbing   |        | 3.23%                             | \$ 1.39              | 229,265             |
| HVAC   |        | 24.09%                            | \$ 10.35             | 1,707,557           |
| Electrical   |        | 21.24%                            | \$ 9.12              | 1,505,413           |
| Site Development - Allowance                             |        | 2.47%                             | \$ 1.06              | 175,000             |
|  |        | <b>88.39%</b>                     | <b>\$ 37.96</b>      | <b>6,265,407</b>    |
| General Conditions                                       |        | 5.64%                             | \$ 2.42              | 400,000             |
| General Contractor's Overhead and Profit                 | 5.50%  | 5.17%                             | \$ 2.22              | 366,597             |
| Contractors' Performance/Payment Bonds                   | 0.80%  | 0.79%                             | \$ 0.34              | 56,256              |
| <b>TOTAL CONSTRUCTION COST</b>                           |        | <b>100.00%</b>                    | <b>\$ 42.95</b>      | <b>7,088,261</b>    |
| Design Contingency                                       | 10.00% |                                   | \$ 4.29              | 708,826             |
| Escalation/Pricing Contingency                           | 2.00%  |                                   | \$ 0.94              | 155,942             |
|  |        |                                   | <b>\$ 48.19</b>      | <b>\$ 7,953,028</b> |
| Architectural/Engineering Fees                           | 7.00%  |                                   |                      | \$ 556,712          |
|  |        |                                   | <b>\$ 51.56</b>      | <b>\$ 8,509,740</b> |

**\$8,509,740**

**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study**  
**Fort Wayne, Indiana**

**C/C : B**

| <b>Schematic Design Construction Documents Cost Projections</b> |        | <b>City County Building - Scheme B</b> |                             |                           |
|---|--------|--|-----------------------------|---------------------------|
|   |        | <b>% Of Total</b>                      | <b>System Costs Per GSF</b> | <b>System Cost Totals</b> |
| Demolition & Removals   |        | 3.84%                                  | \$ 1.70                     | 121,860                   |
| Substructure  |        | 0.06%                                  | \$ 0.03                     | 2,000                     |
| Structural Frame  |        | 0.00%                                  | \$ -                        | -                         |
| Roofing   |        | 0.00%                                  | \$ -                        | -                         |
| Exterior Walls  |        | 0.32%                                  | \$ 0.14                     | 10,000                    |
| Interior Subdivision  |        | 9.25%                                  | \$ 4.09                     | 293,551                   |
| Vertical Circulation  |        | 1.77%                                  | \$ 0.78                     | 56,250                    |
| Wall Finishes   |        | 4.46%                                  | \$ 1.97                     | 141,436                   |
| Floor Finishes  |        | 6.30%                                  | \$ 2.78                     | 199,771                   |
| Ceiling Finishes  |        | 4.93%                                  | \$ 2.18                     | 156,497                   |
| Millwork and Specialties  |        | 0.62%                                  | \$ 0.27                     | 19,656                    |
| Casework & Wood Trim  |        | 7.95%                                  | \$ 3.51                     | 252,100                   |
| Equipment   |        | 0.55%                                  | \$ 0.24                     | 17,550                    |
| Fire Protection   |        | 0.00%                                  | \$ -                        | -                         |
| Plumbing  |        | 2.79%                                  | \$ 1.23                     | 88,379                    |
| HVAC  |        | 17.40%                                 | \$ 7.69                     | 551,926                   |
| Electrical  |        | 26.56%                                 | \$ 11.74                    | 842,589                   |
| Site Development - Allowance                                    |        | 1.58%                                  | \$ 0.70                     | 50,000                    |
|   |        | <b>88.36%</b>                          | <b>\$ 39.07</b>             | <b>2,803,564</b>          |
| General Conditions  |        | 5.67%                                  | \$ 2.51                     | 180,000                   |
| General Contractor's Overhead and Profit                        | 5.50%  | 5.17%                                  | \$ 2.29                     | 164,096                   |
| Contractors' Performance/Payment Bonds                          | 0.80%  | 0.79%                                  | \$ 0.35                     | 25,181                    |
| <b>TOTAL CONSTRUCTION COST</b>                                  |        | <b>100.00%</b>                         | <b>\$ 44.21</b>             | <b>3,172,841</b>          |
| Design Contingency  | 10.00% |  | \$ 4.42                     | 317,284                   |
| Escalation/Pricing Contingency                                  | 6.00%  |  | \$ 2.92                     | 209,408                   |
|   |        |  | <b>\$ 51.55</b>             | <b>\$ 3,699,533</b>       |
| Architectural/Engineering Fees                                  | 7.00%  |  |                             | <b>\$ 258,967</b>         |
|   |        |  | <b>\$ 55.16</b>             | <b>\$ 3,958,500</b>       |

**\$3,958,500** Page 1 of 1

**FORT WAYNE/ALLEN COUNTY - City County Co-Location Cost Study**  
**Fort Wayne, Indiana**

**EB : B**

| <b>Schematic Design Construction Documents Cost Projections</b> |        | <b>East Berry Street Bldg - Scheme B</b> |                             |                           |
|---|--------|--|-----------------------------|---------------------------|
|   |        | <b>% Of Total</b>                        | <b>System Costs Per GSF</b> | <b>System Cost Totals</b> |
| Demolition & Removals   |        | 2.10%                                    | \$ 1.07                     | 176,124                   |
| Substructure  |        | 0.06%                                    | \$ 0.03                     | 5,000                     |
| Structural Frame  |        | 0.58%                                    | \$ 0.29                     | 48,600                    |
| Roofing   |        | 4.38%                                    | \$ 2.23                     | 367,310                   |
| Exterior Walls  |        | 1.42%                                    | \$ 0.72                     | 119,533                   |
| Interior Subdivision  |        | 12.68%                                   | \$ 6.45                     | 1,064,390                 |
| Vertical Circulation  |        | 0.58%                                    | \$ 0.30                     | 48,750                    |
| Wall Finishes   |        | 4.11%                                    | \$ 2.09                     | 344,990                   |
| Floor Finishes  |        | 4.76%                                    | \$ 2.42                     | 399,240                   |
| Ceiling Finishes  |        | 3.75%                                    | \$ 1.91                     | 314,654                   |
| Millwork and Specialties  |        | 1.02%                                    | \$ 0.52                     | 85,782                    |
| Casework & Wood Trim  |        | 2.48%                                    | \$ 1.26                     | 208,310                   |
| Equipment   |        | 0.41%                                    | \$ 0.21                     | 34,350                    |
| Fire Protection   |        | 2.36%                                    | \$ 1.20                     | 198,379                   |
| Plumbing  |        | 2.73%                                    | \$ 1.39                     | 229,265                   |
| HVAC  |        | 22.93%                                   | \$ 11.66                    | 1,924,421                 |
| Electrical  |        | 18.94%                                   | \$ 9.63                     | 1,589,816                 |
| Site Development - Allowance                                    |        | 3.96%                                    | \$ 2.02                     | 332,727                   |
|   |        | <b>89.27%</b>                            | <b>\$ 45.39</b>             | <b>7,491,641</b>          |
| General Conditions  |        | 4.77%                                    | \$ 2.42                     | 400,000                   |
| General Contractor's Overhead and Profit                        | 5.50%  | 5.17%                                    | \$ 2.63                     | 434,040                   |
| Contractors' Performance/Payment Bonds                          | 0.80%  | 0.79%                                    | \$ 0.40                     | 66,605                    |
| <b>TOTAL CONSTRUCTION COST</b>                                  |        | <b>100.00%</b>                           | <b>\$ 50.85</b>             | <b>8,392,286</b>          |
| Design Contingency  | 10.00% |  | \$ 5.08                     | 839,229                   |
| Escalation/Pricing Contingency                                  | 2.00%  |  | \$ 1.12                     | 184,630                   |
|   |        |  | <b>\$ 57.05</b>             | <b>\$ 9,416,145</b>       |
| Architectural/Engineering Fees                                  | 7.00%  |  |                             | <b>\$ 659,130</b>         |
|   |        |  | <b>\$ 61.04</b>             | <b>\$ 10,075,275</b>      |

**\$10,075,275** Page 1 of 1

|          |   |  |
|----------|---|--|
| <b>X</b> | <b>APPENDIX</b><br><b>BUILDING ASSESSMENTS</b><br><b>AND RESULTANT SQUARE</b><br><b>FOOTAGE ASSIGNMENTS</b> | "Functional Team" and Department Space Study.....35-43 |
|----------|---|--|

| PROGRAM SUMMARY                             |                                    |   |             |            |                                   |   |
|---|------------------------------------|---|-------------|------------|-----------------------------------|---|
| FORT-WAYNE ALLEN COUNTY DEPARTMENTS / TEAMS |                                    |   |             |            |                                   |   |
| Team  | Component Name                     | Working Group Program GSF                               | Existing SF | Difference | SF Need based on Survey Responses | Comments  |
| 1.0   | MANAGEMENT TEAM                    | 21275   | 20,440      | 835        | 17,446                            |   |
| 2.0   | DEVELOPMENT TEAM                   | 10600   | 10,120      | 480        | 9,133                             |   |
| 3.0   | EXTENDED DEVELOPMENT TEAM          | 52800   | 50,787      | 2,013      | 45,581                            |   |
| 4.0   | INTERNAL SERVICES TEAM             | 18725   | 18,480      | 245        | 17,837                            |   |
| 5.0   | CUSTOMER SERVICE TEAM              | 8500  | 6,100       | 2,400      | 16,819                            | * large increase for "seasonal workers" and requested storage                                   |
| 6.0   | PUBLIC SAFETY - POLICE DEPARTMENT  | 80000   | 65,060      | 14,940     | 80,305                            | * 22000 SF assumed for growth - these are based on current space and needs (includes St Mary's) |
| 7.0   | PUBLIC SAFETY - SHERIFF/LOCKUP/911 | 33000   | 31,900      | 1,100      | 42,304                            |   |
| 8.0   | PUBLIC SAFETY - FIRE / CORONER     | 12500   | 7,290       | 5,210      | 7,680                             |   |
| 9.0   | CITY UTILITIES                     | 31075   | 21,390      | 9,685      | 31,123                            | * 8000 SF assumed for "growth" - some accounted for, other areas undetermined at this time.     |
| 10.0  | COURTHOUSE ANNEX                   | 32100   | 29,690      | 2,410      | 29,837                            | includes Probation, which will NOT be located in either facility                                |
| 11.0  | INDEPENDENT FUNCTIONS              | 38320   | 35,500      | 2,820      | 28,128                            | large deduction in space of DOH due to clinic relocation  |
| 12.0  | MISCELLANEOUS TEAM                 | 22000   | 22,000      | 0          | 22,000                            | storage to be "divided up" amongst depts/facilities   |
| 13.0  | TAX TEAM                           | 24900   | 22,630      | 2,270      | 0                                 | no verification or relocation planned   |
| 14.0  | PUBLIC SPACES                      | 7750  | 6,750       | 1,000      | 8,640                             |   |
| TOTAL                                       |                                    | 393,545   | 348,137     | 45,408     | 356,833                           |   |
| BUILDING CIRCULATION FACTOR                 |                                    |   |             |            | 15%                               |   |
| SUB-TOTAL GSF                               |                                    |   |             |            | 410,358                           |   |
| <b>NOTE: Items marked in:</b>               |                                    |   |             |            |                                   |   |
|   | RED                                | Reflect a recommendation (architectural standard value) |             |            |                                   |   |
|   | BLUE                               | Are results (needs) based upon department questionnaire |             |            |                                   |   |
|   | YELLOW                             | Indicate no data received via department questionnaire  |             |            |                                   |   |

| 1.0 - MANAGEMENT TEAM |   |                  |                               |                        |                        |                  |                     |                    |                  |             |   |
|-----------------------|---|------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|---|
| Space No.             | Space Name                                | Current Location | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments  |
|                       |   |                  |                               | ORIGINAL ASSUMPTIONS   | EXISTING INVENTORY     | QUESTIONNAIRE    |                     |                    |                  |             |   |
|                       |   |                  |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |   |
| 1.0                   | MANAGEMENT TEAM                           |                  |                               |                        |                        |                  |                     |                    |                  |             |   |
| 1.01                  | COMMISSIONERS OFFICE                      | CCB-2            | 6600                          |                        |                        | 6300             |                     |                    |                  | 3,622       |   |
|                       | enclosed offices (exec)                   |                  |                               |                        |                        |                  | 3                   | 1                  | 300              | 900         | commissioners offices   |
|                       | enclosed offices (non-exec)               |                  |                               |                        |                        |                  | 3                   | 1                  | 120              | 360         | other offices   |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  | 2                   | 1                  | 80               | 160         |   |
|                       | conference room (for media gathering)     |                  |                               |                        |                        |                  | 3                   | 10                 | 25               | 750         | thirty person total capacity in conf rooms                        |
|                       | storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 240              | 240         | legislative notes, etc.   |
|                       | break                                     |                  |                               |                        |                        |                  | 1                   | 1                  | 120              | 120         |   |
|                       | conference room (small mtg)               |                  |                               |                        |                        |                  | 2                   | 6                  | 25               | 300         |   |
| 1.02                  | COUNTY - IT ADMINISTRATION                | CCB-2            | 925                           |                        |                        |                  |                     |                    |                  |             | 614   |
|                       | enclosed office (exec)                    |                  |                               |                        |                        |                  | 1                   | 1                  | 200              | 200         |   |
|                       | open/cubicle offices                      |                  |                               |                        |                        |                  | 2                   | 1                  | 80               | 160         |   |
|                       | storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 120              | 120         |   |
| 1.03                  | COUNTY COUNCIL OFFICE / CONFERENCE        | CCB-1            | 0                             | 850                    |                        |                  |                     |                    |                  |             | 640   |
|                       | conference room                           |                  |                               |                        |                        |                  | 1                   | 10                 | 25               | 250         | nearby City Council conference area                               |
|                       | work area / storage                       |                  |                               |                        |                        |                  | 2                   | 1                  | 125              | 250         | Share resources of space, work area?                              |
| 1.30                  | CITY PIO / LEGISLATIVE LIAISON            | CCB-9            | 650                           |                        | 740                    |                  |                     |                    |                  |             | 1,664   |
|                       | enclosed offices                          |                  |                               |                        |                        |                  | 4                   | 1                  | 120              | 480         |   |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  | 1                   | 1                  | 80               | 80          |   |
|                       | conference room (for media gathering)     |                  |                               |                        |                        |                  | 1                   | 25                 | 20               | 500         | area for gathering media & press conferences                      |
|                       | storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 240              | 240         | 12 lateral files, 5 vertical files, 4 bookcases                   |
| 1.40                  | CITY LAW                                  | CCB-9            | 2200                          |                        | 1660                   |                  |                     |                    |                  |             | 1,178   |
|                       | enclosed offices                          |                  |                               |                        |                        |                  | 4                   | 1                  | 120              | 480         |   |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  | 1                   | 1                  | 80               | 80          |   |
|                       | storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 360              | 360         | legal docs, litigation, eetc, city legal issues, etc.             |
| 1.50                  | MAYOR / DEPT MAYOR                        | CCB-9            | 3050                          |                        | 2980                   |                  |                     |                    |                  |             | 2,906   |
|                       | enclosed offices (exec)                   |                  |                               |                        |                        |                  | 2                   | 1                  | 300              | 600         | mayor/deputy mayor offices  |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  | 2                   | 1                  | 120              | 240         | admin assist for mayor/dept mayor                                 |
|                       | conference room (for media gathering)     |                  |                               |                        |                        |                  | 2                   | 25                 | 25               | 1,250       | two 25-person conf areas  |
|                       | storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 60               | 60          | "inside" offices mostly   |
|                       | break                                     |                  |                               |                        |                        |                  | 1                   | 1                  | 120              | 120         |   |
| 1.51                  | FORT WAYNE 311 (currently on 2nd floor)   | CCB-2            |                               |                        |                        |                  |                     |                    |                  |             | TO BE RELOCATED TO CITY UTILITIES<br>See Space No. 9.60 (Page 11) |
|                       | walk up counter                           |                  |                               |                        |                        |                  |                     |                    |                  |             |   |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  |                     |                    |                  |             |   |
| 1.52                  | NEIGHBORHOOD ADVOCATES                    | CCB-9            | 1800                          |                        | 1900                   |                  |                     |                    |                  |             | 973   |
|                       | enclosed offices                          |                  |                               |                        |                        |                  | 1                   | 5                  | 120              | 600         | 3 offices vacant  |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  | 1                   | 2                  | 80               | 160         |   |
| 1.53                  | CITY IT FOR MGT                           | CCB-9            | 375                           |                        | 500                    |                  |                     |                    |                  |             | 781   |
|                       | enclosed offices                          |                  |                               |                        |                        |                  | 3                   | 1                  | 120              | 360         | relocated from "internal services"                                |
|                       | conference room                           |                  |                               |                        |                        |                  | 1                   | 10                 | 25               | 250         |   |
| 1.60                  | CITY CONTROLLER                           | CCB-9            | 3450                          |                        | 4040                   |                  |                     |                    |                  |             | 2,637   |
|                       | enclosed office (Exec)                    |                  |                               |                        |                        |                  | 1                   | 1                  | 200              | 200         |   |
|                       | enclosed offices                          |                  |                               |                        |                        |                  | 4                   | 1                  | 120              | 480         | don't need all private offices                                    |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  | 6                   | 1                  | 80               | 480         |   |
|                       | conference room                           |                  |                               |                        |                        |                  | 1                   | 12                 | 25               | 300         | shared with PIO   |
|                       | break room                                |                  |                               |                        |                        |                  | 1                   | 1                  | 120              | 120         |   |
|                       | storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 480              | 480         | payment vouchers, cash receipts, financials                       |
| 1.80                  | CITY CLERK                                | CCB-1            | 1600                          |                        | 1600                   |                  |                     |                    |                  |             | 1,651   |
|                       | enclosed office (Exec)                    |                  |                               |                        |                        |                  | 1                   | 1                  | 200              | 200         |   |
|                       | enclosed offices                          |                  |                               |                        |                        |                  | 2                   | 1                  | 120              | 240         |   |
|                       | cubicle / open workspaces                 |                  |                               |                        |                        |                  | 6                   | 1                  | 80               | 480         |   |
|                       | storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 250              | 250         | "inside" offices mostly - more storage in basement?               |
|                       | break room                                |                  |                               |                        |                        |                  | 1                   | 1                  | 120              | 120         |   |
| 1.90                  | CITY COUNCIL RESOURCE OFFICE              | CCB-2            | 625                           |                        | 720                    |                  |                     |                    |                  |             | 781   |
|                       | City Council Legislative Liaison - office |                  |                               |                        |                        |                  | 2                   | 1                  | 120              | 240         |   |
|                       | Conference                                |                  |                               |                        |                        |                  | 1                   | 10                 | 25               | 250         |   |
|                       | Storage                                   |                  |                               |                        |                        |                  | 1                   | 1                  | 120              | 120         | 4 3-drawer file cabinets, 2 large cabinets                        |
| SUBTOTAL              |   |                  | 21275                         |                        | 14140                  | 6300             |                     |                    |                  | 13,630      |   |
|                       |   |                  |                               |                        |                        |                  |                     |                    | 28%              | 3,816       | Department Circulation Factor                                     |
| TOTAL                 |   |                  | 21,275                        |                        | 20,440                 |                  |                     |                    |                  | 17,446      |   |

| 2.0 DEVELOPMENT TEAM |                              |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
|----------------------|------------------------------|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|--|
| Space No.            | Space Name                   | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments   |
|                      |                              | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |             |  |
|                      |                              |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |  |
| 2.0                  | DEVELOPMENT TEAM             |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
| 2.01                 | BUILDING DEPARTMENT          | ACH-1                | 6000                          |                        | 6200                   |                  |                     |                    |                  | 7,085       |  |
|                      | enclosed office (Exec)       |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                      | enclosed offices             |                      |                               |                        |                        | 5                | 1                   | 120                | 600              |             |  |
|                      | open/cubicle offices         |                      |                               |                        |                        | 22               | 1                   | 80                 | 1,760            |             |  |
|                      | conference room              |                      |                               |                        |                        | 1                | 75                  | 25                 | 1,875            |             |  |
|                      | reception and permit counter |                      |                               |                        |                        | 6                | 1                   | 50                 | 300              |             |  |
|                      | storage                      |                      |                               |                        | 320                    | 2                | 1                   | 400                | 800              |             | records, active files, storage room & permit counter |
| 2.40                 | LAND USE PLANNING            |                      | 1200                          |                        |                        |                  |                     |                    |                  |             | merged into county planning                          |
| 2.90                 | COUNTY SURVEYOR              | CCB-6                | 4600                          |                        | 3600                   |                  |                     |                    |                  | 2,048       |  |
|                      | enclosed office (Exec)       |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                      | enclosed offices             |                      |                               |                        |                        | 3                | 1                   | 120                | 360              |             |  |
|                      | open/cubicle offices         |                      |                               |                        |                        | 1                | 1                   | 80                 | 80               |             |  |
|                      | conference room              |                      |                               |                        |                        | 1                | 20                  | 25                 | 500              |             |  |
|                      | reception and permit counter |                      |                               |                        |                        | 2                | 1                   | 80                 | 160              |             |  |
|                      | storage                      |                      |                               |                        |                        | 1                | 1                   | 300                | 300              |             |  |
|                      | <b>SUBTOTAL</b>              |                      | 10600                         | 0                      | 10120                  |                  |                     |                    | 7,135            |             |  |
|                      |                              |                      |                               |                        |                        |                  |                     |                    | 28%              | 1,998       | Department Circulation Factor                        |
|                      | <b>TOTAL</b>                 |                      | 10,600                        |                        | 10,120                 |                  |                     |                    |                  | 9,133       |  |

| 3.0 EXTENDED DEVELOPMENT |  |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
|--------------------------|--|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|--|
| Space No.                | Space Name                             | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments   |
|                          |  | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |             |  |
|                          |  |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |  |
| 3.0                      | EXTENDED DEVELOPMENT TEAM              |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
| 3.01                     | COUNTY HIGHWAY                         | ACH-2                | 9600                          |                        | 9700                   |                  |                     |                    |                  | 5,734       |  |
|                          | enclosed office (Exec)                 |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 10               | 1                   | 120                | 1,200            |             |  |
|                          | open/cubicle offices                   |                      |                               |                        |                        | 16               | 1                   | 80                 | 1,280            |             |  |
|                          | conference room                        |                      |                               |                        |                        | 2                | 12                  | 25                 | 600              |             |  |
|                          | reception and permit counter           |                      |                               |                        |                        | 6                | 1                   | 50                 | 300              |             |  |
|                          | break room                             |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                          | print/scanning                         |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             | large format printing/scanning                       |
|                          | storage                                |                      |                               |                        |                        | 2                | 1                   | 250                | 500              |             | records, active files, storage room & permit counter |
| 3.09                     | CITY TRAFFIC CONTROL                   | CCB-4                | 400                           |                        | 400                    |                  |                     |                    |                  |             | removed by mjt                                       |
| 3.10                     | BOARD OF WORKS ADMINISTRATION          | CCB-7                | 1100                          |                        | 432                    |                  |                     |                    |                  | 1,459       |  |
|                          | BARRETT LAW                            |                      | 225                           |                        | 1600                   |                  |                     |                    |                  |             |  |
|                          | enclosed office (Exec)                 |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                          | open/cubicle offices                   |                      |                               |                        |                        | 3                | 1                   | 80                 | 240              |             |  |
|                          | conference room                        |                      |                               |                        |                        | 1                | 8                   | 25                 | 200              |             |  |
|                          | storage                                |                      |                               |                        |                        | 2                | 1                   | 250                | 500              |             | 10 years of filing in dept AND in basement           |
| 3.11                     | PUBLIC WORKS CONFERENCE ROOM           | CCB-7                | 625                           |                        | 625                    |                  | 34                  | 25                 | 850              | 1,088       |  |
| 3.20                     | CITY ENGINEER / TRAFFIC ENGINEERING    | CCB-7                | 3875                          |                        | 2280                   |                  |                     |                    |                  | 2,778       |  |
|                          | enclosed office (Exec)                 |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 4                | 1                   | 120                | 480              |             |  |
|                          | open/cubicle offices                   |                      |                               |                        |                        | 3                | 1                   | 80                 | 240              |             |  |
|                          | conference room                        |                      |                               |                        |                        | 1                | 34                  | 25                 | 850              |             |  |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             | City Engineer storage                                |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 250                | 250              |             | per Shan's notes, guess on SF                        |
| 3.30                     | TRANSPORTATION ENGINEERING SERVICES    | CCB-7                | 4475                          |                        | 4720                   |                  |                     |                    |                  | 4,947       |  |
|                          | enclosed office (Exec)                 |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
|                          | open/cubicle offices                   |                      |                               |                        |                        | 15               | 1                   | 80                 | 1,200            |             |  |
|                          | conference room                        |                      |                               |                        |                        | 2                | 34                  | 25                 | 1,700            |             | for all of 7th floor                                 |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
|                          | break                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
| 3.40                     | TRANSPORTATION ADMIN / RIGHT OF WAY    | CCB-7                | 3050                          |                        | 3210                   |                  |                     |                    |                  | 2,054       |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 4                | 1                   | 120                | 480              |             |  |
|                          | open/cubicle offices                   |                      |                               |                        |                        | 6                | 1                   | 80                 | 480              |             |  |
|                          | conference room                        |                      |                               |                        |                        | 2                | 34                  | 25                 | 0                |             | see above conf room                                  |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
|                          | break                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
| 3.45                     | FLOOD CONTROL                          | CCB-7                | 950                           |                        | 1120                   |                  |                     |                    |                  | 768         |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 2                | 1                   | 300                | 600              |             |  |
|                          | conference room                        |                      |                               |                        |                        | 2                | 34                  | 25                 | 0                |             | see above conf room (EOC for floods)                 |
| 3.46                     | GREENWAY DEPARTMENT                    | CCB-7                | 300                           |                        | 300                    |                  |                     |                    |                  | 384         |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 1                | 1                   | 300                | 300              |             |  |
| 3.47                     | GIS - COUNTY                           | CCB-6                | 1200                          |                        | 450                    |                  | 3                   | 120                | 360              | 461         |  |
| 3.60                     | DEPARTMENT OF PLANNING SERVICES        | CCB-6                | 5900                          |                        | 6600                   |                  |                     |                    |                  | 7,136       |  |
|                          | enclosed office (Exec)                 |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 20               | 1                   | 120                | 2,400            |             |  |
|                          | open/cubicles offices                  |                      |                               |                        |                        | 6                | 1                   | 80                 | 480              |             |  |
|                          | conference rooms (12/16/40 capacities) |                      |                               |                        |                        | 1                | 68                  | 25                 | 1,700            |             |  |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
|                          | break                                  |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |  |
|                          | GIS personnel                          |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
| 3.70                     | CITY COMMUNITY DEVELOPMENT             | CCB-8                | 11500                         |                        | 10630                  |                  |                     |                    |                  | 9,741       |  |
|                          | enclosed office (Exec)                 |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 36               | 1                   | 120                | 4,320            |             | 36 private, one shared (by 3)...below                |
|                          | open/cubicles offices                  |                      |                               |                        |                        | 13               | 1                   | 80                 | 1,040            |             | 7 open offices + three ea. (above + interns)         |
|                          | conference rooms (8/8/20 capacities)   |                      |                               |                        |                        | 1                | 36                  | 25                 | 900              |             |  |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 600                | 600              |             |  |
|                          | break                                  |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |  |
|                          | construction crew work area            |                      |                               |                        |                        | 1                | 2                   | 200                | 400              |             |  |
| 3.80                     | NIRRC                                  | CCB-8                | 3000                          |                        | 2120                   |                  |                     |                    |                  | 2,419       |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 7                | 1                   | 120                | 840              |             | added two based on survey                            |
|                          | open/cubicles offices                  |                      |                               |                        |                        | 5                | 1                   | 80                 | 400              |             | added two based on survey                            |
|                          | conference rooms (8/8/20 capacities)   |                      |                               |                        |                        | 1                | 5                   | 25                 | 125              |             |  |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
| 3.90                     | NEIGHBORHOOD CODE ENFORCEMENT          | WFD                  | 6600                          |                        | 6600                   |                  |                     |                    |                  | 6,611       |  |
|                          | enclosed offices                       |                      |                               |                        |                        | 12               | 1                   | 120                | 1,440            |             |  |
|                          | open/cubicles offices                  |                      |                               |                        |                        | 20               | 1                   | 80                 | 1,600            |             | 12+ 6 PT/seasonal+2 receipt                          |
|                          | conference rooms (8/8/20 capacities)   |                      |                               |                        |                        | 1                | 35                  | 25                 | 875              |             |  |
|                          | storage                                |                      |                               |                        |                        | 1                | 1                   | 1,100              | 1,100            |             |  |
|                          | break                                  |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |  |
|                          | special note - vehicles                |                      |                               |                        |                        | -                | -                   | -                  | -                |             | 16 vehicles.   |
|                          | <b>SUBTOTAL</b>                        |                      | 52800                         | 31917                  | 18870                  |                  |                     |                    | 35,610           |             |  |
|                          |  |                      |                               |                        |                        |                  |                     |                    | 28%              | 9,971       | Department Circulation Factor                        |
|                          | <b>TOTAL</b>                           |                      | 52,800                        | 50,787                 |                        |                  |                     |                    |                  | 45,581      |  |



| 4.0 INTERNAL SERVICES TEAM |                                       |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
|----------------------------|---------------------------------------|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|--|
| Space No.                  | Space Name                            | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments                                     |
|                            |                                       | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |             |  |
|                            |                                       |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |  |
| 4.0                        | INTERNAL SERVICES TEAM                |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
| 4.01                       | CITY HUMAN RESOURCES                  | CCB-3                | 4600                          | 4700                   |                        |                  |                     |                    | 2,195            |             |  |
|                            | enclosed offices                      |                      |                               |                        |                        | 8                | 1                   | 120                | 960              |             |  |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 1                | 1                   | 80                 | 80               |             |  |
|                            | conference rooms                      |                      |                               |                        |                        | 1                | 0                   | 25                 | 0                |             | see "HR Training Room"                       |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
|                            | break room                            |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |  |
| 4.10                       | COUNTY HUMAN RESOURCES                | CCB-3                | 1200                          |                        | 3000                   |                  |                     |                    | 2,560            |             | includes HR Training Room                    |
|                            | enclosed offices                      |                      |                               |                        |                        | 5                | 1                   | 120                | 600              |             |  |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 2                | 1                   | 80                 | 160              |             |  |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 240                | 240              |             | privacy required / under lock and key        |
|                            | HR Training Room                      |                      | 950                           |                        |                        | 1                | 40                  | 25                 | 1,000            |             |  |
| 4.20                       | CITY PURCHASING / PROPERTY MANAGEMENT | CCB-B                | 3625                          | 2900                   |                        |                  |                     |                    | 2,771            |             | 7 +2   |
|                            | enclosed offices                      |                      |                               |                        |                        | 9                | 1                   | 120                | 1,080            |             |  |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 2                | 1                   | 80                 | 160              |             |  |
|                            | conference rooms                      |                      |                               |                        |                        | 1                | 10                  | 25                 | 250              |             | shared with prop mgt                         |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
|                            | break room                            |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |  |
| 4.30                       | COUNTY PURCHASING                     | CCB-B                | 1200                          |                        | 1250                   |                  |                     |                    | 1,517            |             | four occupants?...carry over three           |
|                            | enclosed offices                      |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 3                | 1                   | 80                 | 240              |             |  |
|                            | conference rooms                      |                      |                               |                        |                        | 1                | 6                   | 25                 | 150              |             | shared with prop mgt                         |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
|                            | break room                            |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |  |
| 4.50                       | PAYROLL                               | CCB-3                | 1700                          | 1800                   |                        |                  |                     |                    | 1,683            |             |  |
|                            | enclosed offices                      |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 4                | 1                   | 80                 | 320              |             |  |
|                            | conference rooms                      |                      |                               |                        |                        | 1                | 8                   | 25                 | 200              |             |  |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
|                            | break room                            |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |  |
| 4.60                       | CITY RISK MANAGEMENT                  | CCB-9                | 1200                          | 1050                   |                        |                  |                     |                    | 1,427            |             |  |
|                            | enclosed offices                      |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 4                | 1                   | 80                 | 320              |             |  |
|                            | conference rooms                      |                      |                               |                        |                        | 1                | 6                   | 25                 | 150              |             |  |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 525                | 525              |             |  |
| 4.70                       | COUNTY PRINTING                       | CCB-B                | 2500                          |                        | 2100                   |                  |                     |                    | 3,200            |             |  |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 1                | 1                   | 250                | 250              |             |  |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 1,250              | 1,250            |             |  |
|                            | work area                             |                      |                               |                        |                        | 1                | 1                   | 1,000              | 1,000            |             |  |
| 4.80                       | INTERNAL AUDIT                        | CCB-7                | 750                           |                        | 850                    |                  |                     |                    | 1,254            |             |  |
|                            | enclosed offices                      |                      |                               |                        |                        | 3                | 1                   | 160                | 480              |             | size based on survey                         |
|                            | workspace                             |                      |                               |                        |                        | 1                | 1                   | 300                | 300              |             | size based on survey                         |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             | size based on survey                         |
| 4.90                       | STATE BOARD OF ACCOUNTS               | CCB-B                | 1000                          | 830                    |                        |                  |                     |                    | 1,229            |             | 3 full time                                  |
|                            | enclosed offices                      |                      |                               |                        |                        | 3                | 1                   | 120                | 360              |             | up to 11 total persons based on time of year |
|                            | open/cubicle offices                  |                      |                               |                        |                        | 8                | 1                   | 60                 | 480              |             | size based on survey                         |
|                            | storage                               |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
|                            | <b>SUBTOTAL</b>                       |                      | 18725                         | 11280                  | 7200                   |                  |                     |                    | 13,935           |             |  |
|                            |                                       |                      |                               |                        |                        |                  |                     |                    | 28%              | 3,902       | Department Circulation Factor                |
|                            | <b>TOTAL</b>                          |                      | 18,725                        | 18,480                 |                        |                  |                     |                    | 17,837           |             |  |

| 5.0 CUSTOMER SERVICE TEAM |   |                      |                               |                        |                        |                  |                     |                    |                  |             |   |
|---------------------------|---|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|---|
| Space No.                 | Space Name                                | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments  |
|                           |   | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |             |   |
|                           |   |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |   |
| 5.0                       | CUSTOMER SERVICE TEAM                     |                      |                               |                        |                        |                  |                     |                    |                  |             |   |
| 5.01                      | VOTERS REGISTRATION                       | CCB-1                | 4500                          |                        | 3170                   |                  |                     |                    | 11,085           |             |   |
|                           | enclosed offices                          |                      |                               |                        |                        | 2                | 1                   | 150                | 300              |             |   |
|                           | open/cubicle offices                      |                      |                               |                        |                        | 7                | 1                   | 80                 | 560              |             |   |
|                           | cubicles (temporary seasonal workers)     |                      |                               |                        |                        | 11               | 1                   | 50                 | 550              |             |   |
|                           | conference rooms                          |                      |                               |                        |                        | 1                | 10                  | 25                 | 250              |             |   |
|                           | storage                                   |                      |                               |                        |                        | 1                | 1                   | 3,500              | 3,500            |             | storage in first floor space...more in basement * |
|                           | need for growth (in survey)               |                      |                               |                        |                        | 1                | 1                   | 3,500              | 3,500            |             | doubling "accessible storage" *                   |
| 5.10                      | ELECTION BOARD                            | CCB-1                | 4000                          |                        | 2930                   |                  |                     |                    | 5,734            |             |   |
|                           | enclosed offices                          |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |             |   |
|                           | open/cubicle offices                      |                      |                               |                        |                        | 7                | 1                   | 80                 | 560              |             |   |
|                           | workstations (temporary seasonal workers) |                      |                               |                        |                        | 23               | 1                   | 50                 | 1,150            |             |   |
|                           | storage                                   |                      |                               |                        |                        | 1                | 1                   | 2,500              | 2,500            |             | does not include off site storage (Lima Rd) *     |
|                           | break room                                |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |   |
|                           | <b>SUBTOTAL</b>                           |                      | 8500                          |                        | 6100                   |                  |                     |                    | 13,140           |             |   |
|                           |   |                      |                               |                        |                        |                  |                     |                    | 28%              | 3,679       | Department Circulation Factor                     |
|                           | <b>TOTAL</b>                              |                      | 8,500                         |                        | 6,100                  |                  |                     |                    | 16,819           |             |   |

| 6.0 PUBLIC SAFETY - POLICE |  |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
|----------------------------|--|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|--|
| Space No.                  | Space Name                                       | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments   |
|                            |  | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |             |  |
|                            |  |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |  |
| 6.0                        | PUBLIC SAFETY - POLICE                           |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
| 6.00                       | CITY POLICE DEPARTMENT (existing 1st floor)      | POC - 1              | 80000                         |                        |                        |                  |                     |                    |                  | 9,431       |  |
| 6.01                       | Records (1st floor)                              | POC - 1              |                               |                        | 3250                   |                  |                     |                    |                  |             |  |
|                            | Offices  |                      |                               |                        |                        | 2                | 1                   | 120                | 240              |             |  |
|                            | Cubicles / Open Office                           |                      |                               |                        |                        | 13               | 3                   | 80                 | 1,040            |             |  |
|                            | Storage  |                      |                               |                        |                        | 1                | 1                   | 750                | 750              |             | estimate of existing area of records                             |
|                            | Fingerprinting                                   |                      |                               |                        |                        | 2                | 1                   | 64                 | 128              |             | currently 1, request to add 1                                    |
|                            | Reception  |                      |                               |                        |                        | 5                | 1                   | 100                | 500              |             | currently 3, request add 2                                       |
| 6.02                       | Community Conference Room                        | POC - 1              |                               |                        | 1100                   | 1                | 100                 | 25                 | 2,500            |             | community room / shared with victims assistance                  |
| 6.03                       | Victims Assistance (Offices)                     | POC - 1              |                               |                        | 1750                   | 10               | 1                   | 120                | 1,200            |             |  |
|                            | Cubicles / Open Office                           |                      |                               |                        |                        | 5                | 1                   | 80                 | 400              |             |  |
|                            | Storage  |                      |                               |                        |                        | 1                | 1                   | 240                | 240              |             |  |
|                            | lobby / common                                   |                      |                               |                        |                        | 1                | 10                  | 25                 | 250              |             |  |
|                            | Break  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
| 6.04                       | Credit Union                                     | POC - 1              |                               |                        |                        | -                | -                   | -                  | -                |             | MOVED TO INDEPENDENT FUNCTIONS<br>Space No. 11.90 (Page 13)      |
| 6.10                       | ADMINISTRATION (existing 5th floor)              | POC-5                |                               |                        | 7500                   |                  |                     |                    |                  | 6,406       |  |
|                            | Chief / Deputy Chief's Offices (Creighton)       |                      |                               |                        |                        | 5                | 1                   | 200                | 1,000            |             | exec size  |
|                            | Conference                                       |                      |                               |                        |                        | 1                | 10                  | 25                 | 250              |             | Chief Conf Room  |
|                            | Enclosed Offices                                 |                      |                               |                        |                        | 8                | 1                   | 120                | 960              |             |  |
|                            | Storage  |                      |                               |                        |                        | 1                | 1                   | 240                | 240              |             |  |
|                            | Conference                                       |                      |                               |                        |                        | 1                | 35                  | 25                 | 875              |             | Admin Mtg Room   |
|                            | Break  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
| 6.15                       | Internal Affairs                                 | POC-5                |                               |                        |                        | 4                | 1                   | 120                | 480              |             |  |
|                            | Conference                                       |                      |                               |                        |                        | 2                | 6                   | 25                 | 300              |             | 2 IA interview rms   |
|                            | Conference                                       |                      |                               |                        |                        | 2                | 6                   | 25                 | 300              |             | 2 IA interview rms   |
| 6.18                       | SPILLMAN SOFTWARE (existing on 5th floor)        | POC-5                |                               |                        | 500                    |                  |                     |                    |                  |             |  |
|                            | Open Office / Cubicles (Creighton)               |                      |                               |                        |                        | 1                | 3                   | 80                 | 240              |             |  |
|                            | Training Room (St Mary's)                        |                      |                               |                        |                        | 1                | 3                   | 80                 | 240              |             |  |
| 6.30                       | CRIME SCENE (existing 4th floor)                 | POC-4                |                               |                        | 4700                   |                  |                     |                    |                  | 7,206       |  |
|                            | Office (Creighton)                               |                      |                               |                        |                        | 1                | 3                   | 80                 | 240              |             | shared office for 3 commanders                                   |
|                            | Open Office / Cubicles (Creighton)               |                      |                               |                        |                        | 9                | 1                   | 80                 | 720              |             | open office / learning   |
|                            | Crime Scene Casfiles Storage                     |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |             |  |
|                            | Crime Lab Open Office (Creighton)                |                      |                               |                        |                        | 1                | 3                   | 120                | 360              |             |  |
|                            | Computer Crime (Creighton)                       |                      |                               |                        |                        | 1                | 3                   | 240                | 720              |             |  |
|                            | Crime Lab (photos & evidence Processing)         |                      |                               |                        |                        | 1                | 2                   | 300                | 600              |             |  |
|                            | Storage  |                      |                               |                        |                        | 1                | 1                   | 240                | 240              |             |  |
|                            | Case Storage                                     |                      |                               |                        |                        | 1                | 10                  | 120                | 1,200            |             |  |
|                            | Vehicle Processing (St Marys)                    |                      |                               |                        | 1550                   | 1                | 3                   | 450                | 1,350            |             | exterior garage + 12 exterior secure storage<br>**LOCATION TBD?* |
| 6.40                       | PROPERTY STORAGE / EVIDENCE (existing 6th floor) | POC-6                |                               |                        | 8100                   |                  |                     |                    |                  | 16,819      |  |
|                            | Offices (Creighton)                              |                      |                               |                        |                        | 2                | 1                   | 120                | 240              |             |  |
|                            | Open Office / Cubicles (Creighton)               |                      |                               |                        |                        | 3                | 1                   | 80                 | 240              |             |  |
|                            | Evidence Storage (Creighton)                     |                      |                               |                        |                        | 1                | 1                   | 8,000              | 8,000            |             |  |
|                            | Valuables Storage (Creighton)                    |                      |                               |                        |                        | 1                | 1                   | 240                | 240              |             |  |
|                            | Gun Storage (Creighton)                          |                      |                               |                        |                        | 1                | 1                   | 600                | 600              |             |  |
|                            | Homicide Storage (Creighton)                     |                      |                               |                        |                        | 1                | 1                   | 1,200              | 1,200            |             |  |
|                            | Vice/Narcotics Storage (Creighton Rm + Vault)    |                      |                               |                        |                        | 1                | 1                   | 500                | 500              |             |  |
|                            | Refrigerator Storage (Creighton)                 |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |             |  |
|                            | Auction Bike Storage (Auction - Both facilities) |                      |                               |                        | 2900                   | 1                | 1                   | 2,000              | 2,000            |             |  |
|                            | Basement Storage                                 |                      |                               |                        | 2400                   | 1                | 1                   | 0                  | 0                |             |  |
| 6.50                       | FITNESS & BIKE SHOP (existing 4th floor)         | POC-4                |                               |                        | 2500                   |                  |                     |                    |                  | 1,344       |  |
|                            | Workout Room (Creighton)                         |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
|                            | Workout Room (St Marys)                          |                      |                               |                        |                        |                  |                     |                    |                  |             |  |
|                            | Bike Repair Shop (Creighton)                     |                      |                               |                        | 1050                   | 1                | 1                   | 1,050              | 1,050            |             |  |
|                            | Bike Storage (Creighton)                         |                      |                               |                        |                        |                  |                     |                    |                  |             |  |

| Space No. | Space Name                                  | Current Location | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total   | Comments   |
|-----------|---|------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|---------------|--|
| 6.60      | INVESTIGATIVE DIVISION (existing 3rd floor) | POC-3            |                               |                        |                        |                  |                     |                    | 8200             |               |  |
|           | Command (Offices)                           |                  |                               |                        |                        | 10               | 1                   | 120                | 1,200            | 12,461        |  |
|           | Cubicle / Open Office                       |                  |                               |                        |                        | 90               | 1                   | 80                 | 7,200            |               |  |
|           | Reception / Dispatch                        |                  |                               |                        |                        |                  |                     |                    | 0                |               | included in count above  |
|           | Typing Pool                                 |                  |                               |                        |                        |                  |                     |                    | 0                |               | included in count above  |
|           | Juvenile Assistance                         |                  |                               |                        |                        | 2                | 3                   | 40                 | 240              |               | juve interview / recording   |
|           | Domestic Violence                           |                  |                               |                        |                        |                  |                     |                    | 0                |               | included in count above  |
|           | Robbery Homicide                            |                  |                               |                        |                        |                  |                     |                    | 0                |               | included in count above  |
|           | Crimes against People                       |                  |                               |                        |                        |                  |                     |                    | 0                |               | included in count above  |
|           | Property Crimes                             |                  |                               |                        |                        |                  |                     |                    | 0                |               | included in count above  |
|           | B Shift / C Shift Detectives                |                  |                               |                        |                        |                  |                     |                    | 0                |               | included in count above  |
|           | Interview Rooms                             |                  |                               |                        | 500                    | 4                | 3                   | 40                 | 480              |               | four listed as existing - need more?                                     |
|           | Recording Rooms                             |                  |                               |                        |                        | 1                | 3                   | 40                 | 120              |               |  |
|           | Conference Room                             |                  |                               |                        |                        | 1                | 15                  | 25                 | 375              |               | need additional rooms for casework/learning                              |
|           | Break                                       |                  |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
| 6.70      | OPERATIONS (existing 2nd floor)             | POC-2            |                               |                        |                        |                  |                     |                    |                  | 11,930        |  |
|           | Uniform Division / Hit-Skip                 |                  |                               |                        |                        |                  |                     |                    | 5250             |               |  |
|           | Enclosed Offices                            |                  |                               |                        |                        | 8                | 1                   | 150                | 1,200            |               | offices with meetings  |
|           | Open Office / Cubicles                      |                  |                               |                        |                        | 5                | 1                   | 80                 | 400              |               |  |
|           | Squad Room                                  |                  |                               |                        |                        | 1                | 80                  | 25                 | 2,000            |               |  |
|           | Locker Rooms                                |                  |                               |                        |                        | 1                | 1                   | 2,000              | 2,000            |               |  |
|           | Fleet Manager Office                        |                  |                               |                        |                        | 1                | 2                   | 120                | 240              |               | includes storage of radios   |
|           | Armory                                      |                  |                               |                        |                        |                  |                     |                    | 200              |               |  |
| 6.75      | Crime Analysis                              | POC-2            |                               |                        |                        |                  |                     |                    | 200              |               |  |
|           | Open Office / Cubicles                      |                  |                               |                        |                        | 3                | 1                   | 80                 | 240              |               | cubicles   |
|           | Storage                                     |                  |                               |                        |                        | 1                | 1                   | 240                | 240              |               | cubicles   |
| 6.80      | ST MARY'S DEPARTMENTS                       | STM              |                               |                        |                        |                  |                     |                    |                  |               | 14707 total program SF from St Mary's                                    |
|           | Emergency Services Team                     |                  |                               |                        |                        |                  |                     |                    | 2500             | 2,830         |  |
|           | Office (Exec/w meeting space)               |                  |                               |                        |                        | 1                | 1                   | 200                | 200              |               |  |
|           | Cubicles / Open Office                      |                  |                               |                        |                        | 1                | 1                   | 80                 | 80               |               |  |
|           | Storage                                     |                  |                               |                        |                        | 1                | 4                   | 200                | 800              |               |  |
|           | Conference/Training Room                    |                  |                               |                        |                        | 1                | 40                  | 25                 | 1,000            |               |  |
|           | Locker/Changing/EST room(s)                 |                  |                               |                        |                        | 1                | 30                  | 25                 | 750              |               |  |
|           | Neighborhood Response Team (St Mary's)      |                  |                               |                        |                        |                  |                     |                    | 1360             | 1,060         | **LOCATION?*   |
|           | Cubicles / Open Office                      |                  |                               |                        |                        | 8                | 1                   | 80                 | 640              |               |  |
|           | Storage                                     |                  |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
|           | Conference/Training Room                    |                  |                               |                        |                        | 1                | 12                  | 25                 | 300              |               |  |
|           | Explosive Ordinance Disposal                |                  |                               |                        |                        |                  |                     |                    | 1200             | 1,410         | Concern on 3 large vehicles in heated, secured garage areas **LOCATION?* |
|           | Offices                                     |                  |                               |                        |                        | 2                | 1                   | 280                | 560              |               |  |
|           | Storage                                     |                  |                               |                        |                        | 1                | 1                   | 600                | 600              |               |  |
|           | Conference/Training Room                    |                  |                               |                        |                        | 1                | 10                  | 25                 | 250              |               |  |
|           | K-9 Unit                                    |                  |                               |                        |                        |                  |                     |                    |                  |               |  |
|           | Cubicles / Open Office                      |                  |                               |                        |                        | 2                | 1                   | 120                | 240              | 640           |  |
|           | Storage                                     |                  |                               |                        |                        | 1                | 1                   | 200                | 200              |               |  |
|           | Conference/Training Room                    |                  |                               |                        |                        | 1                | 8                   | 25                 | 200              |               |  |
|           | Vice/Narcotics                              |                  |                               |                        |                        |                  |                     |                    | 2880             | 4,070         | REQUEST SEPARATE LOCATION  |
|           | Offices                                     |                  |                               |                        |                        | 3                | 1                   | 120                | 360              |               |  |
|           | Cubicles / Open Office                      |                  |                               |                        |                        | 27               | 1                   | 80                 | 2,160            |               |  |
|           | Storage                                     |                  |                               |                        |                        | 1                | 4                   | 200                | 800              |               |  |
|           | Conference/Training Room                    |                  |                               |                        |                        | 1                | 30                  | 25                 | 750              |               | skillman / general conf room   |
|           | Seized Vehicle Storage                      |                  |                               |                        |                        | 20+              | 1                   | 200                | -                |               | **LOCATION?*   |
|           | Gang Unit                                   |                  |                               |                        |                        |                  |                     |                    | 1500             | 1,480         | **LOCATION?*   |
|           | Office (Exec/w meeting space)               |                  |                               |                        |                        | 1                | 1                   | 200                | 200              |               |  |
|           | Cubicles / Open Office                      |                  |                               |                        |                        | 6                | 1                   | 80                 | 480              |               |  |
|           | Storage                                     |                  |                               |                        |                        | 1                | 4                   | 200                | 800              |               |  |
|           | Conference/Training Room                    |                  |                               |                        |                        | 0                | 30                  | 25                 | 0                |               | see conf room above  |
|           | <b>SUBTOTAL</b>                             |                  |                               |                        |                        |                  |                     |                    | 80000            | 65,060        | 0  |
|           |   |                  |                               |                        |                        |                  |                     |                    |                  | 28%           | 17,567   |
|           | <b>TOTAL</b>                                |                  |                               |                        |                        |                  |                     |                    | <b>80,000</b>    | <b>65,060</b> | <b>80,305</b>  |
|           |   |                  |                               |                        |                        |                  |                     |                    |                  |               | Department Circulation Factor  |

| 7.0 PUBLIC SAFETY - SHERIFF/LOCKUP/911 |                             |                      |                               |                        |                        |                  |                     |                    |                  |               |   |
|--|-----------------------------|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|---------------|---|
| Space No.                              | Space Name                  | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total   | Comments  |
|  |                             | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |               |   |
| 7.0 PUBLIC SAFETY - SHERIFF/LOCKUP/911 |                             |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |               |   |
| 7.10                                   | PATROL (KIDDER)             | KIDDER               | 22000                         |                        | 15200                  |                  |                     |                    |                  | 4,288         |   |
|  | Captain's Office            |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |               |   |
|  | FSO Cubicles                |                      |                               |                        |                        | 1                | 2                   | 80                 | 160              |               |   |
|  | Shift Office                |                      |                               |                        |                        | 3                | 4                   | 60                 | 720              |               |   |
|  | Squad Room                  |                      |                               |                        |                        | 1                | 36                  | 25                 | 900              |               |   |
|  | EOD Office                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |   |
|  | Cadet's Offices             |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |   |
|  | Storage                     |                      |                               |                        |                        | 3                | 1                   | 120                | 360              |               |   |
|  | break room                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |   |
|  | conference room             |                      |                               |                        |                        | 1                | 26                  | 25                 | 650              |               |   |
| 7.20                                   | RECORDS                     | KIDDER               |                               |                        | NCL ABOVE              |                  |                     |                    |                  | 1,075         |   |
|  | Workstations                |                      |                               |                        |                        | 1                | 3                   | 80                 | 240              |               |   |
|  | Storage                     |                      |                               |                        |                        | 3                | 1                   | 200                | 600              |               |   |
| 7.30                                   | CRIMINAL INVESTIGATIVE UNIT | KIDDER               |                               |                        | NCL ABOVE              |                  |                     |                    |                  | 11,264        |   |
|  | Enclosed Offices            |                      |                               |                        |                        | 10               | 1                   | 120                | 1,200            |               |   |
|  | Open Office / Cubicles      |                      |                               |                        |                        | 1                | 1                   | 80                 | 80               |               |   |
|  | Conference Room             |                      |                               |                        |                        | 2                | 30                  | 25                 | 1,500            |               | 2 rooms - 22+8                                  |
|  | Interview Room              |                      |                               |                        |                        | 1                | 1                   | 80                 | 80               |               |   |
|  | Recording Room              |                      |                               |                        |                        | 1                | 1                   | 80                 | 80               |               |   |
|  | Polygraph Room              |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |   |
|  | Crime Scene Office          |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |   |
|  | Crime Scene Lab             |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |   |
|  | Property/Evidence Storage   |                      |                               |                        |                        | 1                | 1                   | 5,500              | 5,500            |               |   |
| 7.40                                   | DETECTIVE GARAGE            | ADJACENT TO KIDDER   |                               |                        | 900                    | 3                | 1                   | 500                | 1,500            | 1,920         | 3 bays requested                                |
| 7.50                                   | LOCK UP                     | CCB-B                | 5000                          |                        | 4800                   | 1                | 1                   | 4,800              | 4,800            | 6,144         | no relocation planned                           |
| 7.60                                   | VEHICLE STORAGE             | LIMA                 |                               |                        | 3000                   | 1                | 1                   | 3,000              | 3,000            | 3,840         | **LOCATION TBD**                                |
| 7.70                                   | 911 COMMUNICATIONS          | CCB-B                | 6000                          |                        | 6000                   | 1                | 1                   | 6,000              | 6,000            | 7,680         | no relocation planned                           |
| 7.80                                   | TRAINING/COMMUNITY ROOM     | LIMA                 |                               |                        | 600                    | 1                | 1                   | 600                | 600              | 768           |   |
| 7.90                                   | K-9 OFFICE                  | LIMA                 |                               |                        | 200                    | 1                | 1                   | 200                | 200              | 1,792         | **LOCATION TBD**                                |
|  | K-9 Training Area           |                      |                               |                        | 1200                   | 1                | 1                   | 1,200              | 1,200            |               |   |
| 7.99                                   | VICE & NARCOTICS - OFF SITE | UNDISCL              |                               |                        |                        |                  |                     |                    |                  | 2,760         | If Combined, requires private/secluded entrance |
|  | Enclosed Offices            |                      |                               |                        |                        | 3                | 1                   | 120                | 360              |               |   |
|  | Open Office / Cubicles      |                      |                               |                        |                        | 8                | 1                   | 80                 | 640              |               |   |
|  | Conference Room             |                      |                               |                        |                        | 1                | 20                  | 25                 | 500              |               | 2 rooms - 22+8                                  |
|  | Break Room                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |   |
|  | Electronics Storage         |                      |                               |                        |                        | 1                | 1                   | 240                | 240              |               |   |
|  | Property/Evidence Storage   |                      |                               |                        |                        | 1                | 1                   | 900                | 900              |               |   |
|  | Secluded Vehicle Parking    |                      |                               |                        |                        | 1                | 6                   | 600                | 600              |               | **6- CAR GARAGE LOCATION TBD**                  |
|  | <b>SUBTOTAL</b>             |                      | 33000                         |                        | 6000                   |                  |                     |                    |                  | 33,050        |   |
|  |                             |                      |                               |                        |                        |                  |                     |                    | 28%              | 9,254         | Department Circulation Factor                   |
|  | <b>TOTAL</b>                |                      | <b>33,000</b>                 |                        | <b>31,900</b>          |                  |                     |                    |                  | <b>42,304</b> |   |

| 8.0 - PUBLIC SAFETY - FIRE / CORONER |                                       |                      |                               |                        |                        |                  |                     |                    |                  |              |   |
|--------------------------------------|---------------------------------------|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|--------------|---|
| Space No.                            | Space Name                            | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total  | Comments  |
|                                      |                                       | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |              |   |
| 8.0 PUBLIC SAFETY - FIRE / CORONER   |                                       |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |              |   |
| 8.00                                 | FIRE DEPARTMENT ADMIN - Murray St     | MURRAY               | 11000                         |                        | 2700                   |                  |                     |                    |                  | 2,758        |   |
|                                      | Enclosed Office (Exec)                |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |              |   |
|                                      | Offices                               |                      |                               |                        |                        | 7                | 1                   | 120                | 840              |              |   |
|                                      | Open Office / Cubicle                 |                      |                               |                        |                        | 3                | 1                   | 80                 | 240              |              |   |
|                                      | Conference                            |                      |                               |                        |                        | 1                | 10                  | 25                 | 250              |              |   |
|                                      | Storage                               |                      |                               |                        |                        | 1                | 1                   | 400                | 400              |              |   |
|                                      | Break                                 |                      |                               |                        |                        | 1                | 1                   | 125                | 125              |              |   |
|                                      | Evidence Storage                      |                      |                               |                        |                        | 1                | 1                   | 100                | 100              |              |   |
| 8.10                                 | FIRE DEPARTMENT PREVENTION (Laymeyer) | LAYMEYE              |                               |                        | 1530                   |                  |                     |                    |                  | 1,645        |   |
|                                      | Offices                               |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |              |   |
|                                      | Open Office / Cubicle                 |                      |                               |                        |                        | 8                | 1                   | 80                 | 640              |              |   |
|                                      | Conference                            |                      |                               |                        |                        | 1                | 8                   | 25                 | 200              |              | small conf room for coord mtgs                    |
|                                      | Storage                               |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |              |   |
|                                      | Break                                 |                      |                               |                        |                        | 1                | 1                   | 125                | 125              |              |   |
| 8.20                                 | WEIGHTS AND MEASURES (St Mary's)      | STM                  |                               |                        | 560                    |                  |                     |                    |                  | 666          |   |
|                                      | Offices                               |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |              |   |
|                                      | Open Office / Cubicle                 |                      |                               |                        |                        | 3                | 1                   | 80                 | 240              |              |   |
|                                      | Conference                            |                      |                               |                        |                        | 0                | 8                   | 25                 | 0                |              |   |
|                                      | Storage                               |                      |                               |                        |                        | 1                | 1                   | 160                | 160              |              | 3 vehicles, including large vehicle (10' clr hgt) |
| 8.30                                 | FIRE INVESTIGATION (Station No 1)     | NO.1                 |                               |                        | 1000                   |                  |                     |                    |                  | 973          |   |
|                                      | Offices                               |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |              |   |
|                                      | Open Office / Cubicle                 |                      |                               |                        |                        | 2                | 1                   | 80                 | 160              |              |   |
|                                      | Conference / Interview                |                      |                               |                        |                        | 1                | 6                   | 25                 | 150              |              | small conf room for coord mtgs                    |
|                                      | Interrogation                         |                      |                               |                        |                        | 1                | 1                   | 80                 | 80               |              |   |
|                                      | Storage                               |                      |                               |                        |                        | 1                | 1                   | 125                | 125              |              |   |
|                                      | Break                                 |                      |                               |                        |                        | 1                | 1                   | 125                | 125              |              |   |
| 8.80                                 | CORONER                               | ACH-B                | 1500                          |                        | 1500                   |                  |                     |                    |                  | 1,638        |   |
|                                      | Offices                               |                      |                               |                        |                        | 3                | 1                   | 120                | 360              |              |   |
|                                      | Open Office / Cubicle                 |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |              |   |
|                                      | Conference                            |                      |                               |                        |                        | 1                | 16                  | 25                 | 400              |              |   |
|                                      | Storage                               |                      |                               |                        |                        | 1                | 1                   | 400                | 400              |              |   |
|                                      | <b>SUBTOTAL</b>                       |                      | 12500                         |                        | 5790                   |                  |                     |                    |                  | 6,000        |   |
|                                      |                                       |                      |                               |                        |                        |                  |                     |                    | 28%              | 1,680        | Department Circulation Factor                     |
|                                      | <b>TOTAL</b>                          |                      | <b>12,500</b>                 |                        | <b>7,290</b>           |                  |                     |                    |                  | <b>7,680</b> |   |



| 11.0 INDEPENDENT FUNCTIONS |  |                      |                               |                        |                        |                  |                     |                    |                  |               |  |
|----------------------------|--|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|---------------|--|
| Space No.                  | Space Name                             | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total   | Comments   |
|                            |  | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |               |  |
|                            |  |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |               |  |
| <b>11.0</b>                | <b>INDEPENDENT FUNCTIONS'</b>          |                      |                               |                        |                        |                  |                     |                    |                  |               |  |
| 11.10                      | METRO HUMAN RELATIONS                  | CCB-6                | 3000                          |                        | 2500                   |                  |                     |                    |                  | 3,405         |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 12               | 1                   | 150                | 1,800            |               | offices require conference/mtgs (need more)          |
|                            | Open Office/Cubicles                   |                      |                               |                        |                        | 0                | 1                   | 80                 | 0                |               |  |
|                            | Conference                             |                      |                               |                        |                        | 1                | 20                  | 25                 | 500              |               | additional conf room per notes (8 + 12)              |
|                            | Storage                                |                      |                               |                        |                        | 1                | 1                   | 240                | 240              |               | files, confidential, etc. ...need lobby.             |
|                            | Lobby                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               | new "program" space                                  |
| 11.20                      | VICTIMS ASSISTANCE                     | CCB-2                | 150                           |                        | 150                    |                  |                     |                    |                  | 192           |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |               | located on 2nd floor - could be combined with        |
| 11.21                      | HISPANIC LIAISON                       | CCB-2                | 150                           |                        | 225                    |                  |                     |                    |                  | 192           |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |               | located on 2nd floor - needs to be public accessible |
| 11.30                      | PUBLIC DEFENDER                        | ACH-1/B              | 3800                          |                        | 4000                   |                  |                     |                    |                  | 3,283         |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 5                | 1                   | 150                | 750              |               | offices require conference/mtgs (need more)          |
|                            | Open Office/Cubicles                   |                      |                               |                        |                        | 5                | 1                   | 80                 | 400              |               |  |
|                            | Conference                             |                      |                               |                        |                        | 1                | 15                  | 25                 | 375              |               | additional conf room per notes (8 + 12)              |
|                            | Storage                                |                      |                               |                        |                        | 1                | 1                   | 800                | 800              |               | 55 years of file storage                             |
|                            | Lobby                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               | reception office?                                    |
|                            | Break                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
| 11.40                      | DEPARTMENT OF HEALTH (ADMIN & INSPECT) | CCB-5                | 15000                         |                        | 12340                  |                  |                     |                    |                  | 8,294         |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 12               | 1                   | 120                | 1,440            |               | 12 needed after clinic relocation                    |
|                            | Open Office/Cubicles                   |                      |                               |                        |                        | 35               | 1                   | 80                 | 2,800            |               | 35 needed after clinic relocation                    |
|                            | Conference                             |                      |                               |                        |                        | 1                | 40                  | 25                 | 1,000            |               | 2 rooms (15+25)up from 25 total                      |
|                            | Storage                                |                      |                               |                        |                        | 1                | 1                   | 1,000              | 1,000            |               | guess for area...strong need shown                   |
|                            | Lobby                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               | still needed for permitting/etc                      |
|                            | Break                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
| 11.50                      | ATOS (CC-Bldg)                         | CCB-B                | 8000                          |                        | 9700                   |                  |                     |                    |                  | 3,840         |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 9                | 1                   | 120                | 1,080            |               | offices require conference/mtgs (need more)          |
|                            | Open Office/Cubicles                   |                      |                               |                        |                        | 21               | 1                   | 80                 | 1,680            |               |  |
|                            | Conference                             |                      |                               |                        |                        | 0                | 15                  | 25                 | 0                |               | see "IT training room"                               |
|                            | Lobby                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               | reception office?                                    |
|                            | Break                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
| 11.60                      | ATOS (Wallace Street)                  | WALLACE              | -                             |                        | 3000                   |                  |                     |                    |                  | 4,186         |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 10               | 1                   | 120                | 1,200            |               | all offices could be cubicles                        |
|                            | Open Office/Cubicles                   |                      |                               |                        |                        | 0                | 1                   | 100                | 0                |               |  |
|                            | Conference (Training room)             |                      |                               |                        |                        | 1                | 30                  | 25                 | 750              |               |  |
|                            | Storage                                |                      |                               |                        |                        | 1                | 1                   | 250                | 250              |               |  |
|                            | Work Area for computers                |                      |                               |                        |                        | 1                | 1                   | 200                | 200              |               |  |
|                            | Work Area for Radios / Vehicles        |                      |                               |                        |                        | 1                | 1                   | 750                | 750              |               | 2 bays of garage (healed)                            |
|                            | Break                                  |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
| 11.70                      | ALLEN CO SOLID WASTE DISTRICT          | CCB-ACH              | 5000                          |                        | 2000                   |                  |                     |                    |                  | 2,048         |  |
|                            | Office (CC Bldg)                       |                      |                               |                        |                        | 1                | 1                   | 150                | 150              |               | Tony Burris  |
|                            | Office (ACH Bldg)                      |                      |                               |                        |                        | 4                | 1                   | 120                | 480              |               | Staff Offices  |
|                            | Conference (ACH Bldg)                  |                      |                               |                        |                        | 1                | 10                  | 25                 | 250              |               |  |
|                            | Storage (ACH)                          |                      |                               |                        |                        | 1                | 1                   | 600                | 600              |               |  |
|                            | Break (ACH)                            |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
| 11.80                      | COUNTY CLINIC                          | CCB-5                | 1500                          |                        | 735                    | 1                | 1                   | 750                | 750              | 960           | assumed to be included in 11.40 above                |
| 11.90                      | CREDIT UNION                           |                      |                               |                        | 420                    |                  |                     |                    |                  | 1,344         |  |
|                            | CCB-BRANCH                             | CCB-B                | 420                           |                        |                        | 1                | 1                   | 450                | 450              |               |  |
|                            | POC BRANCH                             | POC-1                | 600                           |                        |                        | 1                | 1                   | 600                | 600              |               |  |
| 11.99                      | VETERAN'S (works closely with Auditor) | CCB-1                | 700                           |                        | 430                    |                  |                     |                    |                  | 384           |  |
|                            | Enclosed Offices                       |                      |                               |                        |                        | 1                | 1                   | 120                | 120              |               |  |
|                            | Open Office/Cubicles                   |                      |                               |                        |                        | 1                | 1                   | 80                 | 80               |               | Reception  |
|                            | Conference                             |                      |                               |                        |                        | 0                | 0                   | 25                 | 0                |               |  |
|                            | Storage                                |                      |                               |                        |                        | 1                | 1                   | 100                | 100              |               | guess based on current layouts                       |
|                            | <b>SUBTOTAL</b>                        |                      | 38320                         |                        | 2875                   |                  |                     |                    |                  | 21,975        |  |
|                            |  |                      |                               |                        |                        |                  |                     |                    | 28%              | 6,153         | Department Circulation Factor                        |
|                            | <b>TOTAL</b>                           |                      | <b>38,320</b>                 |                        | <b>35,500</b>          |                  |                     |                    |                  | <b>28,128</b> |  |

| 12.0 MISCELLANEOUS TEAM |   |                      |                               |                        |                        |                  |                     |                    |                  |               |   |
|-------------------------|---|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|---------------|---|
| Space No.               | Space Name  | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total   | Comments                                      |
|                         |   | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |               |   |
|                         |   |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |               |   |
| <b>12.0</b>             | <b>MISCELLANEOUS TEAM</b>                         |                      |                               |                        |                        |                  |                     |                    |                  |               |   |
| 12.10                   | PROSECUTOR'S OFFICE                               | -                    |                               | 39000                  |                        |                  |                     |                    |                  |               | not relocating / not verified                 |
| 12.20                   | PURDUE EXTENSION                                  | -                    |                               | 3500                   |                        |                  |                     |                    |                  |               | not relocating / not verified                 |
| 12.30                   | PARKS AND REC                                     | -                    |                               | 11808                  |                        |                  |                     |                    |                  |               | not relocating / not verified                 |
| 12.40                   | CCB STORAGE                                       | CCB-B                | 22000                         |                        | 11000                  | 11000            |                     |                    |                  |               | ROUGHLY 8000 SF COMBINED MISC STORAGE IN BSMT |
|                         | Existing storage to be relocated with departments |                      |                               |                        |                        |                  |                     |                    |                  | 11,000        | County Storage                                |
|                         |   |                      |                               |                        |                        | 1                | 1                   |                    |                  | 11,000        | City Storage                                  |
|                         |   |                      |                               |                        |                        | 1                | 1                   |                    |                  | 11,000        | City Storage                                  |
|                         | <b>SUBTOTAL</b>                                   |                      | 22000                         |                        | 11000                  | 11000            |                     |                    |                  | 22,000        | 0   |
|                         |   |                      |                               |                        |                        |                  |                     |                    |                  | 0%            | 0   |
|                         |   |                      |                               |                        |                        |                  |                     |                    |                  | 0             | Department Circulation Factor                 |
|                         | <b>TOTAL</b>                                      |                      | <b>22,000</b>                 |                        | <b>22,000</b>          |                  |                     |                    |                  | <b>22,000</b> |   |

| 13.0 TAX TEAM |                             |                      |                               |                        |                        |                  |                     |                    |                  |             |                               |
|---------------|-----------------------------|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|-------------------------------|
| Space No.     | Space Name                  | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments                      |
|               |                             | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |             |                               |
|               |                             |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |                               |
| 13.0          | TAX TEAM                    |                      |                               |                        |                        |                  |                     |                    |                  |             |                               |
| 13.10         | COUNTY AUDITOR              | CCB-1                | 7000                          |                        | 5700                   |                  |                     |                    |                  |             | Assumed to NOT be relocated   |
| 13.20         | COUNTY / WAYNE TWP ASSESSOR | CCB-2                | 11000                         |                        | 10600                  |                  |                     |                    |                  |             | Assumed to NOT be relocated   |
| 13.30         | COUNTY TREASURER            | CCB-1                | 3000                          |                        | 3180                   |                  |                     |                    |                  |             | Assumed to NOT be relocated   |
| 13.40         | COUNTY RECORDER             | CCB-1                | 3900                          |                        | 3150                   |                  |                     |                    |                  |             | Assumed to NOT be relocated   |
| SUBTOTAL      |                             |                      | 24900                         | 0                      | 22630                  |                  |                     |                    | 0                |             |                               |
|               |                             |                      |                               |                        |                        |                  |                     | 28%                | 0                |             | Department Circulation Factor |
| TOTAL         |                             |                      | 24,900                        | 22,630                 |                        |                  |                     |                    | 0                |             |                               |

| 14.0 PUBLIC SPACES |                        |                      |                               |                        |                        |                  |                     |                    |                  |             |                               |
|--------------------|------------------------|----------------------|-------------------------------|------------------------|------------------------|------------------|---------------------|--------------------|------------------|-------------|-------------------------------|
| Space No.          | Space Name             | Current Location     | Working Group Area Assignment | SURVEY / AREA Findings | SURVEY / AREA Findings | Number of Spaces | Number of Occupants | Space per Occupant | Total (Net S.F.) | Dept. Total | Comments                      |
|                    |                        | ORIGINAL ASSUMPTIONS |                               | EXISTING INVENTORY     |                        | QUESTIONNAIRE    |                     |                    |                  |             |                               |
|                    |                        |                      |                               | CITY                   | COUNTY                 |                  |                     |                    |                  |             |                               |
| 14.0               | PUBLIC SPACES          |                      |                               |                        |                        |                  |                     |                    |                  |             |                               |
| 14.10              | CITY COUNCIL CHAMBERS  | CCB-1                | 3700                          |                        | 3300                   |                  |                     |                    | 3,300            |             |                               |
| 14.20              | COMMISSIONERS' COURT   | CCB-2                | 1300                          |                        | 1000                   |                  |                     |                    | 1,000            |             |                               |
| 14.30              | OMNI ROOM              | CCB-2                | 1750                          |                        | 1700                   |                  |                     |                    | 1,700            |             |                               |
| 14.40              | BUILDING TRAINING ROOM | CCB-B                | 1000                          |                        | 750                    |                  |                     |                    | 750              |             |                               |
| 14.50              | HR TRAINING ROOM       | CCB-3                |                               | 950                    |                        |                  |                     |                    |                  |             | MOVED TO / INCLUDED IN HR     |
| SUBTOTAL           |                        |                      | 7750                          |                        | 3300                   | 3450             |                     |                    | 6,750            |             |                               |
|                    |                        |                      |                               |                        |                        |                  |                     | 28%                | 1,890            |             | Department Circulation Factor |
| TOTAL              |                        |                      | 7,750                         | 6,750                  |                        |                  |                     |                    | 8,640            |             |                               |

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