



City of Fort Wayne

Mayor Tom Henry

Together we're stronger



Guiding Principles from 2005 Study



1. 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.
2. Place a high **priority on co-locating City and County departments which perform similar functions**, thereby maximizing efficiencies, space utilization and intergovernmental cooperation.
3. Place a high **priority on co-locating City and County departments which provide direct service** to the general public.

Guiding Principles from 2005 Study



4. 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**.
5. Examine the possible **co-location of the executive offices** of the City and County to provide better cooperation, public access and coordination of support services.
6. Examining possible **savings to the taxpayers by vacating current space** utilized by City and/or County departments off-site.

Path to co-location



- Problem:
 - Obsolete Fort Wayne Police headquarters on Creighton Ave & obsolete Sheriff headquarters on Lima Rd
 - City and County space challenges
 - Convoluted local decision-making structure
- Opportunity:
 - 200 E. Berry St. available for purchase to keep local government, public safety in heart of downtown
 - Chance for local government to have smaller footprint and become more effective
 - Forging ahead for co-location



New Facilities Cost for Comparison

<u>Building</u>	<u>Size</u>	<u>SF Costs</u>	<u>Building Costs</u>
• New Police HQ	• 100,000 SF	• \$ 225/SF	• \$ 22.5M
• New Sheriff HQ	• 22,000 SF	• \$ 109/SF	• \$ 2.4M
• <u>TOTAL NEW BLDGS</u>	• <u>122,000 SF</u>	• <u>\$ 204/SF</u>	• <u>\$ 24.9M</u>

Best Deal



	Purchase (millions)	Renovations (millions)	Total (millions)	Renovations/ Costs per sq ft
Remain Creighton Avenue	\$ -	\$ 17.3	\$ 17.3	\$ 157
Anthony Wayne Building	\$ 5.0	\$ 14.0	\$ 19.0	\$ 128
"Big Box" commercial space		Unsuitable location and functionality		\$ 100
County Merger		Could not meet mutually agreeable terms		
New building for Police Dept.	\$ 22.0	\$ -	\$ 22.0	\$ 220
200 E. Berry Street	\$ 7.3	\$ 7.4	\$ 14.7	\$ 58

Stafford Scenarios Summary



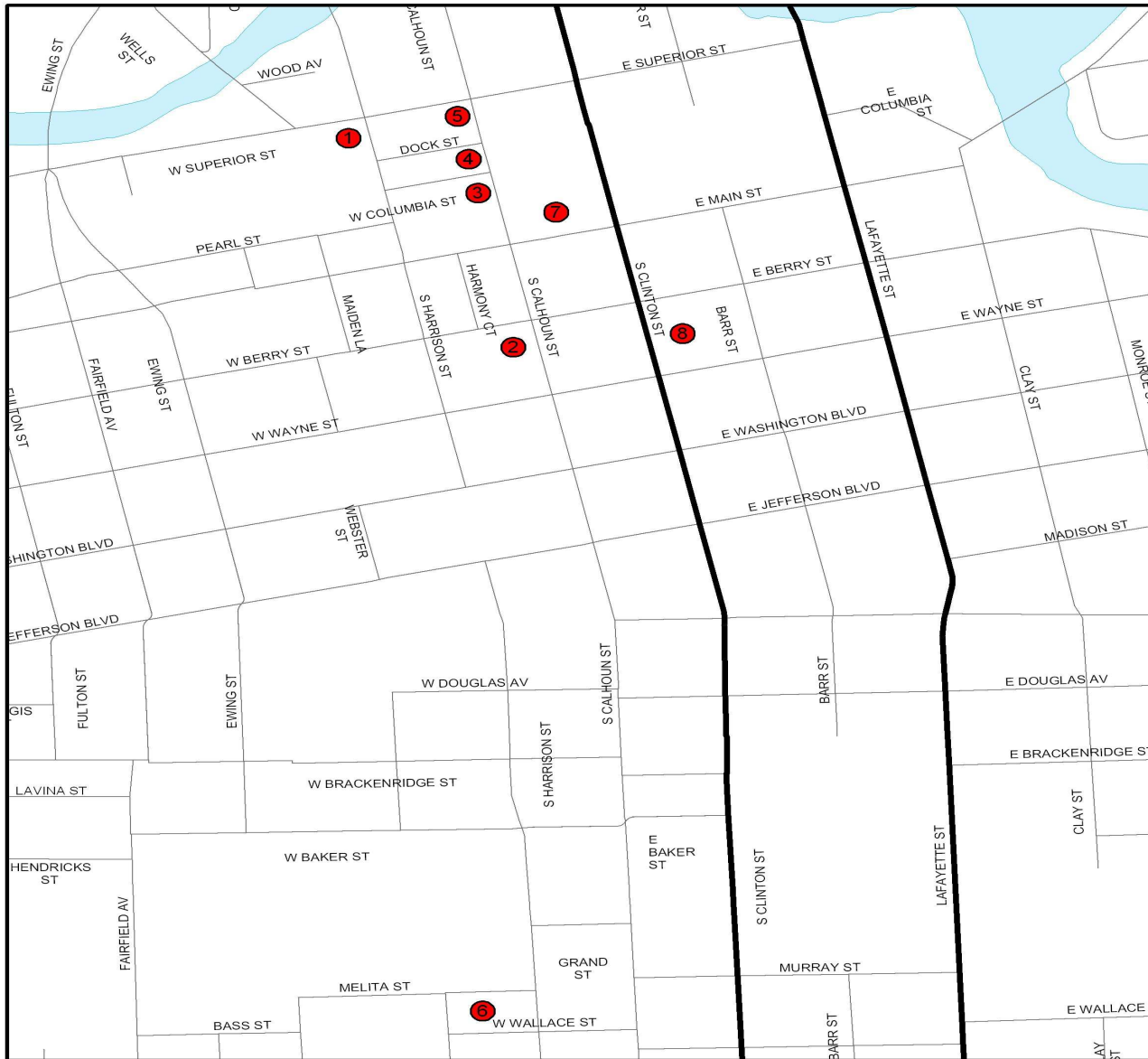
<u>Scenario</u>	<u>Average Costs</u>
● 1. City Relocate/County Backfill	● \$ 19.4M
● 2. Co-Location	● \$ 23.2M
● 3. Combination	● \$ 24.2M
● 4. New Facilities	● \$ 24.9M

Based on Commissioner Peter's Proposal



<u>Scenario</u>	<u>City Cost Allocation</u>	<u>County Cost Allocation</u>	<u>Total Project Cost</u>
● 1. City Relocate/County Backfill	● \$ 15.9M	● \$ 3.5M	● \$ 19.4M
● 2. Co-Location	● \$ 16.9M	● \$ 6.3M	● \$ 23.2M
● Proposal	● \$ 1.0M	● \$ -1.0M	
● Co-Location Totals	● <u>\$ 17.9M</u>	● <u>\$ 5.3M</u>	● <u>\$ 23.2M</u>
● 3. Combination	● \$ 19.1M	● \$ 5.0M	● \$ 24.2M
● FWPD in 200 E. Berry			
● Sheriff in City County Bldg			
● Backfill Rest			

COMMITTED FUNDING	CITY	COUNTY	TOTAL
	\$ 15.9M	\$ 3.0M	\$ 18.9M



1 - Community Corrections Annex

2 - Courthouse Annex

3 - Keystone Building - Prosecutor

4 - West Columbia St. - Alcohol Countermeasures

5 - West Superior Street - Building & Highway Depts

6 - West Wallace Street - ATOS

7 - City / County Building

8 - Renaissance Square

Where can County get money? Today



<u>Building</u>	<u>Community Gross Square Feet</u>	<u>Space used by City</u>	<u>Space used by County</u>
City County Building	261,477	119,064	142,413
Courthouse	94,000	-	94,000
Comm. Corrections Annex	24,780	-	24,780
Courthouse Annex	36,882	-	36,882
Kidder Building	20,948	-	20,948
Keystone Building	42,780	-	42,780
West Columbia	12,430	-	12,430
West Superior	28,000	-	28,000
West Wallace	4,900	-	4,900
St. Mary's Ave	18,200	18,200	-
Creighton	77,600	77,600	-
State St. - Parks	11,808	11,808	-
Waterfield Building	6,620	6,620	-
Murray St	10,000	10,000	-
Total gross square feet	650,425	243,292	407,133
Add: 200 East Berry	252,175	252,175	
Total gross square feet	902,600		

Where can County get money? Agree to sell 3



<u>Building</u>	<u>Community Gross Square Feet</u>	<u>Space used by City</u>	<u>Space used by County</u>
City County Building	261,477	-	261,477
Courthouse	94,000	-	94,000
Comm. Corrections Annex	24,780	-	24,780
Courthouse Annex	-	-	-
Kidder Building	20,948	-	20,948
Keystone Building	42,780	-	42,780
West Columbia	12,430	-	12,430
West Superior	-	-	-
West Wallace	-	-	-
St. Mary's Ave	-	-	-
Creighton	-	-	-
State St. - Parks	11,808	11,808	-
Waterfield Building	-	-	-
Murray St	10,000	10,000	-
200 East Berry	<u>252,175</u>	<u>252,175</u>	-
Total gross square feet	730,398	273,983	456,415

Where can County get money? Sell 6



Assuming 70% efficiency of the gross square feet of County agreeing to sell 3 buildings

	<u>Total Gross Sq Ft</u>	<u>City</u>	<u>County</u>
Available	511,279	191,788	319,491
Needed	437,158	214,283	222,875
Surplus	74,121	(22,495)	96,616

<u>Building</u>	<u>Gross Square Feet</u>	<u>County</u>	<u>Assumed value per sq ft</u>
Courthouse Annex-Appraisal	36,882	\$ 1,190,000	-
West Superior	28,000	560,000	\$ 20.00
West Wallace-Appraisal	4,900	120,000	-
Keystone Building	42,780	855,600	\$ 20.00
West Columbia	12,430	248,600	\$ 20.00
Comm Corrections Annex	<u>24,780</u>	<u>495,600</u>	\$ 20.00
Total	149,772	\$ 3,469,800	

Based on Commissioner Peter's Proposal



<u>Scenario</u>	<u>City Cost Allocation</u>	<u>County Cost Allocation</u>	<u>Total Project Cost</u>
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Public Comments



- August 25, 2009

Legal Public Hearing on R-09-06-13

A RESOLUTION approving the sale and purchase agreement for the property located at 200 East Berry Street

Number of speakers = 33

In Favor	22	67%
No Opinion	5	15%
Opposed	6	18%

- October 19, 2009

Public Input Meeting regarding potential space and function allocations in the City-County Building and 200 East Berry Street

Number of speakers = 3

- January 29, 2010

Task Force Public Input Meeting

Number of speakers = 18

In Favor	16	89%
Opposed	2	11%

Bring local government together



- One-of-a-kind opportunity to meet the space needs for local government
- Proximity to City-County Building, Allen County Courthouse
- One stop shop for development (vs. 3 different buildings)
- Sheriff and Police in same building



City of Fort Wayne



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