# RECOMMENDATIONS AND OBSERVATIONS

Presentation to the Allen County Board of Commissioners and Mayor Henry

By the City-County Facilities Working Group

September 30, 2009

# BACKGROUND

- June 23, 2009 - City announced proposal to relocate Police Department, Neighborhood Code and its operation now housed in City-County Building to 200 East Berry Street (Renaissance Square).
- June 23, 2009 - Resolution introduced into City Council.
- June 29, 2009 - Letter from Commissioners to Mayor Henry proposing that existing Sheriff Department operations now located at the Kidder Building be located at 200 East Berry under a lease arrangement with the City and that many City functions remain in the City-County Building under a lease arrangement with the County.

# BACKGROUND

- July 14, 2009 – Allen County Commissioners present their "Renaissance Square Proposal", including proposing joint-ownership in the two buildings, with equity exchange in buildings once the City purchases the 200 East Berry facility, and County financial participation in the renovation of 200 East Berry.
- August 4, 2009 – Mayor Henry responds to the Commissioners' proposal suggesting a Memorandum of Understanding be entered into outlining many of the components of County's July 14th proposal, but suggests terms similar to dual lease arrangements rather than joint ownership.

# BACKGROUND

- August 10, 2009 – The Commissioners respond to the Mayor's letter of August 4th offering a modified Memorandum of Understanding that proposes joint ownership and suggests some changes to the occupancy and funding parameters.
- August 25, 2009 – The Fort Wayne City Council passes Resolution No. R-47-09 approving the Sale and Purchase Agreement for the property at 200 East Berry Street on a 6-3 vote.

# BACKGROUND

- August 26, 2009 - Mayor Henry signs the Purchase Agreement for 200 East Berry Street.
- August 27, 2009 – The suggested Working Group of Pat Roller, Mark Royse and John Stafford provide a Letter of Understanding to Mayor Henry and the Board of Commissioners outlining their understanding of the expectations of the Working Group.
- To date, no Memorandum of Understanding as been executed.

# WORKING GROUP LETTER OF UNDERSTANDING

- What was the "charge" to the Working Group:
  - Because both the City of Fort Wayne and Allen County have important facility decisions that must be finalized in the near future, a deadline of September 30th for the group to report out its recommendations was established.
  - Because this issue had been previously under consideration, the Working Group would, to the greatest extent possible, rely on past space studies for information and would not be presenting a detailed architectural/engineering and final financial analysis.

# WORKING GROUP LETTER OF UNDERSTANDING

- What was the "charge" to the Working Group:
  - Our recommendations were limited to consideration of occupancy of the City-County Building and the 200 East Berry Street facility. The acquisition of other buildings and the option of doing nothing were not scenarios that we considered.

# WORKING GROUP LETTER OF UNDERSTANDING

- What was the "charge" to the Working Group:
  - There were no pre-established limitations regarding what functions, departments and operations of City and County government could be considered for location in either of the two facilities in question nor were there pre-established limitations regarding the required location for any functions.

# THE WORKING GROUP PROCESS

- Identify External Understandings
- Identify Underlying Limitations
- Place City and County operations into functional teams
- Identify a series of alternative functional configurations (these became the four scenarios)
- Review each scenario from three critical perspectives
  - Do the potential scenarios make sense from a citizens perspective?
  - Do the potential scenarios make sense from an internal management perspective for the City and the County respectively?
  - Do the potential scenarios make sense from a financial perspective for each the City and the County respectively?
- Report out the results of the tri-perspective review along with some basic pros and cons for each of the potential scenarios

# EXTERNAL UNDERSTANDINGS

- Identify External Understandings –
  - The Board of Commissioners do not want its proposal to slow down the City's decision-making process on the purchase of the 200 East Berry Street facility.
  - The current proposal that the Sheriff has brought before the Board of Commissioners is to spend approximately $2,900,000 for the construction of a new facility to house the operations currently at the Kidder Building to be located at the Adams Center Road site. The Board of Commissioners do not view the Kidder Building as a viable long-term home for the Sheriff's Department operations now housed there.
  - The City of Fort Wayne's lease for the Police Department space at the Creighton Avenue facility expires on September 30, 2009 and the City does not view this building as a viable alternative as a home for the Department.

# EXTERNAL UNDERSTANDINGS

- Identify External Understandings –
  - The current lease for space in the City-County Building by the City from the County expires on December 31, 2010.
  - The City's bond issue for financing the purchase and renovation of the 200 East Berry Street facility must close by December 31, 2009.
  - That neither the City of Fort Wayne nor Allen County want their respective decision-making process regarding space issues to become intertwined with the internal decision-making process of the other unit of government to the extent that it significantly slows down or inhibits the other from acting.

# UNDERLYING LIMITATIONS

- While the Letter of Understanding noted that "there are no pre-established limitations regarding what functions, departments and operations of City and County government could be considered for location in either of the facilities in question nor are there pre-established limitations regarding the required location for any functions", the Working Group did take note of the following as it began its study:
  - Both the City and County 911 Emergency dispatch operations need to stay in the basement of the City-County building because of the significant amount of electronic connectivity previously installed and the expense to move those electronics.

# UNDERLYING LIMITATIONS

- The only Board of Health operations that will remain downtown after remodeling of the New Haven Avenue facility will be general administration, vital records, and the on-site sewage disposal permitting functions.
- The ATOS functions currently located on Wallace Street should be moved to the basement of the City-County Building where other ATOS operations are located.
- The City's Traffic Control computer operations currently located on the 3rd floor of the City-County Building should stay in its current location.

# UNDERLYING LIMITATIONS

- The Omni Room as been equipped as an emergency operations command center and the need to recreate that center in another location should be avoided if possible.
- While we initially considered the Adult Probation, Prosecutors Office, the Fort Wayne Parks Department Administrative offices, and the Allen County Purdue Extension Office for relocation, for reasons respective to each they were not part of the final recommendations.

# THE FUNCTIONAL TEAMS

- We next attempted to place all City and County operations with potential for location in either the City-County Building or at 200 East Berry into a relatively small number of "functional teams". In formulating these "teams" we looked at functions (a) that would attract common citizen audiences, (b) that had internal City or County management relationships, and (c) combinations that would pay attention to and promote existing and potential cross-jurisdictional working relationships between City and County operations.

# THE FUNCTIONAL TEAMS

- Management Team
- Tax Team
- Public Safety Team
- Core Development Team
- Expanded Development Team
- City Utilities
- Customer Service Team
- Internal Service Team
- Public Spaces
- Independent Functions

# THE FUNCTIONAL TEAMS

| | | Square Ft. Required | County | City |
|---|---|---|---|---|
| 1) | **Development Team** | | | |
| | Building Department | 6,000 | 6,000 | |
| | Land Use Planning | 1,200 | 1,200 | |
| | Surveyors | 4,600 | 4,600 | |
| | Total | 11,800 | 11,800 | |
| 2) | **Management Team** | | | |
| | Commissioners Office | 6,600 | 6,600 | |
| | County PIO (3) | 0 | 0 | |
| | City PIO and Legislative Liaison | 650 | | 650 |
| | County Council Office/Conference Room | 850 | 850 | |
| | City Law | 2,200 | | 2,200 |
| | Mayor/Deputy Mayor | 3,050 | | 3,050 |
| | 311 | 450 | | 450 |
| | Neighborhood Advocates | 1,800 | | 1,800 |
| | City Council Resource Office | 625 | | 625 |
| | City Clerk | 1,600 | | 1,600 |
| | Controllers Office | 3,450 | | 3,450 |
| | Total | 21,275 | 7,450 | 13,825 |
| 2.5) | **Courthouse Annex** | | | |
| | Court house Annex Small Claims (Clerk) | 17,000 | 17,000 | |
| | Courthouse Annex 4-D Program (Circuit Ct) | 3,100 | 3,100 | |
| | Total | 20,100 | 20,100 | |
| 3) | **Internal Service Team** | | | |
| | City HR | 4,600 | | 4,600 |
| | County HR | 1,200 | 1,200 | |
| | City Purchasing | 3,625 | | 3,625 |
| | City Property Management | 375 | | 375 |
| | County Purchasing | 1,200 | 1,200 | |
| | IT Admin - City (2) | 375 | | 375 |
| | IT Admin - County (3) | 925 | 925 | |
| | Payroll | 1,700 | | 1,700 |
| | City Risk Management | 1,200 | | 1,200 |
| | County Printing | 2,500 | 2,500 | |
| | Internal Audit | 750 | | 750 |
| | State Board of Accounts | 1,000 | 1,000 | |
| | Total | 19,650 | 6,825 | 12,625 |
| 4) | **Customer Service Team** | | | |
| | Voters Registration | 4,500 | 4,500 | |
| | Election Board | 4,000 | 4,000 | |
| | Total | 8,500 | 8,500 | |
| 5) | **Public Safety Team** | | | |
| | Fort Wayne Police Department | 80,000 | | 80,000 |
| | Sheriff | 22,000 | 22,000 | |
| | Lock up | 5,000 | 5,000 | |
| | City/County Communications 911 | 6,000 | 3,400 | 2,600 |
| | Fire Department | 11,000 | | 11,000 |
| | Coroner | 1,500 | 1,500 | |
| | Total | 125,500 | 31,900 | 93,600 |
| 6) | **City Utilities** | | | |
| | Customer Relations | 4,200 | | 4,200 |
| | Data Control | 1,500 | | 1,500 |
| | Financial Services | 2,800 | | 2,800 |
| | Administration | 2,100 | | 2,100 |
| | Engineering Support Services | 2,100 | | 2,100 |
| | City GIS | 1,600 | | 1,600 |
| | Planning and Design Services | 4,350 | | 4,350 |
| | Water Permits/Development Services | 3,175 | | 3,175 |
| | Additional Space Requirements | 6,000 | | 6,000 |
| | Total | 29,825 | - | 29,825 |

| | | | | |
|---|---|---|---|---|
| 7) | **Independent Functions** | | | |
| | Metro Human Relations | 3,000 | | 3,000 |
| | Victims Assistance | 150 | | 150 |
| | Hispanic Liaison | 150 | | 150 |
| | Public Defender | 3,600 | 3,600 | |
| | Board of Health Admin | 15,000 | 15,000 | |
| | County Solid Waste | 4,000 | 4,000 | |
| | D&M | 1,000 | 1,000 | |
| | Joe | 150 | 150 | |
| | Aids | 6,000 | 6,000 | |
| | County Clinic | 1,500 | 1,500 | |
| | Veterans | 700 | 700 | |
| | Total | 37,450 | 34,150 | 3,300 |
| 7.5) | **Misc. Team** | | | |
| | Prosecutor's Office | 39,000 | 39,000 | |
| | Purdue Extension | 3,500 | 3,500 | |
| | Parks & Rec | 11,806 | | 11,806 |
| | CCB Storage | 22,000 | 11,000 | 11,000 |
| | Total | 76,306 | 53,500 | 22,806 |
| 8) | **Expanded Development Team** | | | |
| | County Highway | 9,600 | 9,600 | |
| | City Traffic Signal Control (CC Bldg) | 400 | | 400 |
| | Board of Works Administration | 1,100 | | 1,100 |
| | Barrett Law | 225 | | 225 |
| | Solid Waste | 550 | | 550 |
| | Traffic Engineering | 3,875 | | 3,875 |
| | Transportation Engineering | 4,475 | | 4,475 |
| | Right of Way | 1,575 | | 1,575 |
| | Flood Control | 950 | | 950 |
| | Greenway Department | 300 | | 300 |
| | Public Works Conference Room | 625 | | 625 |
| | Transportation Administration | 1,475 | | 1,475 |
| | GIS - County | 1,200 | 1,200 | |
| | County Plan | 5,900 | 5,900 | |
| | City Community Development | 11,500 | | 11,500 |
| | NIIRRC | 3,000 | 3,000 | |
| | Neighborhood Code enforcement | 9,600 | | 9,600 |
| | Total | 53,350 | 19,700 | 33,650 |
| 9) | **Tax Team** | | | |
| | County Auditor | 7,000 | 7,000 | |
| | County/Wayne Assessors | 11,000 | 11,000 | |
| | County Treasurer | 3,000 | 3,000 | |
| | County Recorder | 3,900 | 3,900 | |
| | Total | 24,900 | 24,900 | |
| 10) | **Public Spaces** | | | |
| | City Council Chambers | 3,700 | | 3,700 |
| | Commissioners Court | 1,300 | 1,300 | |
| | Omni Room | 1,750 | 1,750 | |
| | Building Training Room | 1,000 | 1,000 | |
| | HR Training Room | 950 | | 950 |
| | Total | 8,700 | 4,050 | 4,650 |
| | Total Square Feet | 437,156 | 222,675 | 214,283 |
| | Less: | | | |
| | Prosecutor's Office | 39,000 | 39,000 | |
| | Purdue Extension | 3,500 | 3,500 | |
| | Parks and Rec. | 11,806 | | 11,806 |
| | Square Feet to be allocated | 382,850 | 180,375 | 202,475 |
| | City County Building | 214,496 | | |
| | 200 E Berry | 215,011 | | |
| | | 429,507 | | |

# THE SPACE AND OPERATING COST ASSUMPTIONS

- The City-County Building was considered to have 261,477 square feet of gross footage and 214,496 square feet of net space that could be allocated to various uses. The most current overall operating annual expense was $2,062,237 (including ongoing capital expenditures of $356,000).
- The facility at 200 East Berry was considered to have 252,175 square feet of gross footage and 215,011 square feet of net space that could be allocated to various uses. The estimated annual operating cost for the facility is $1,468,831 (including ongoing capital expenditures of $300,000 per year).

# THE SPACE AND OPERATING COST ASSUMPTIONS

- We recognize that, beyond this conceptual allocation of space, both buildings contain multiple floors and other physical characteristics that will impact the specific allocation of uses in a much more detailed analysis than we were able to undertake. For example, portions of the basement of the City-County Building are appropriate only for storage. However, there appears to been enough excess capacity to accommodate these more detailed space allocation issues.

# CRAFTING THE ALTERNATIVE SCENARIOS

- After careful consideration of (a) space availability in each building (b) our collective judgment of logical use relationships, and (c) a need to keep the process as conceptual as possible (recognizing that delving into too much detail was beyond our scope and would destroy any hope of meeting the September 30th deadline); we ultimately crafted four potential scenarios:

# THE BASELINE PROPOSAL

This is the proposal originally suggested by the City of Fort Wayne on June 23rd. The Fort Wayne Police Department and Neighborhood Code Enforcement, along with all City functions (other than 911 and the Traffic computer) currently located in the City-County Building would locate at 200 East Berry Street. All County functions currently located in the City-County Building, the Sheriff Department operations currently located at the Kidder Building and some County functions currently located in other downtown locations would locate at the City-County Building. It was important to include this as a scenario so that cost comparisons with other alternatives could be made.

# THE BASELINE PROPOSAL

**City at Berry St.**

| | Square ft. | County | City |
|---|---|---|---|
| City Police | 80,000 | | 80,000 |
| Fire Department | 11,000 | | 11,000 |
| City Utilities | 29,825 | | 29,825 |
| Storage | 11,000 | | 11,000 |
| City Expanded Development | 33,250 | | 33,250 |
| City Management Team | 13,825 | | 13,825 |
| Internal Service Team | 12,625 | | 12,625 |
| Other City | 3,300 | | 3,300 |
| HR Training Room | 950 | | 950 |
| Council Chambers | 3,700 | | 3,700 |
| Total Square ft. allocated | 199,475 | | 199,475 |
| Total Square ft. available | 215,011 | 0% | 100% |
| Excess (Short) | 15,536 | | |

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

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

**County at City/County Bldg.**

| | Square ft. | County | City |
|---|---|---|---|
| Sheriff | 22,000 | 22,000 | |
| Lock Up | 5,000 | 5,000 | |
| Coroner | 1,500 | 1,500 | |
| Development Team | 11,800 | 11,800 | |
| Storage | 11,000 | 11,000 | |
| Building Training Room | 1,000 | 1,000 | |
| County Expanded Development | 19,700 | 19,700 | |
| County Management Team | 7,450 | 7,450 | |
| Internal Service Team | 6,825 | 6,825 | |
| Other County | 34,150 | 34,150 | |
| Tax Team | 24,900 | 24,900 | |
| Customer Service Team | 8,500 | 8,500 | |
| Courthouse Annex | 20,100 | 20,100 | |
| Commissioners Court | 1,300 | 1,300 | |
| City Traffic Signal Control | 400 | | 400 |
| 911 | 6,000 | 3,400 | 2,600 |
| Omni Room | 1,750 | 1,750 | |
| Total Square ft. allocated | 183,375 | 180,375 | 3,000 |
| Total Square ft. available | 214,496 | 84% | 1% |
| Excess (Short) | 31,121 | | |

# PUBLIC SAFTEY CO-LOCATED AT 200 EAST BERRY STREET

- This proposal would co-locate the public safety functions (City Police, County Sheriff, and City Fire Administration) at 200 East Berry; Those functions related to the development process would also be relocated to this facility. The Management Team, the Internal Services Team, City Utilities and the Tax-related functions would remain in the City-County Building.

# PUBLIC SAFTEY CO-LOCATED AT 200 EAST BERRY STREET

| Public Safety at Berry St. | Square ft. | County | City |
|---|---|---|---|
| Fort Wayne Police Department | 80,000 | | 80,000 |
| Sheriff | 22,000 | 22,000 | |
| Fire Department | 11,000 | | 11,000 |
| Coroner | 1,500 | 1,500 | |
| Development Team | 11,800 | 11,800 | |
| Expanded Development Team | 52,950 | 19,700 | 33,250 |
| Storage | 11,000 | | 11,000 |
| Building Training Room | 1,000 | 1,000 | - |
| Total Square ft. allocated | 191,250 | 56,000 | 135,250 |
| Total Square ft. available | 215,011 | | |
| Excess (Short) | 23,761 | 29% | 71% |
| Total Space Allocated | 382,850 | 180,375 | 202,475 |

| City/County Bldg. | Square ft. | County | City |
|---|---|---|---|
| Management Team | 21,275 | 7,450 | 13,825 |
| Internal Service Team | 19,450 | 6,825 | 12,625 |
| City Utilites | 29,825 | | 29,825 |
| Other | 37,450 | 34,150 | 3,300 |
| Tax Team | 24,900 | 24,900 | |
| 911 Communications | 6,000 | 3,400 | 2,600 |
| City Traffic Control | 400 | | 400 |
| Customer Service Team | 8,500 | 8,500 | |
| HR Training | 950 | | 950 |
| Courthouse Annex | 20,100 | 20,100 | |
| Omni Room | 1,750 | 1,750 | |
| Commissioners Courtroom/Council Chambers | 5,000 | 1,300 | 3,700 |
| Lock Up | 5,000 | 5,000 | |
| CCB Storage | 11,000 | 11,000 | |
| Total Square ft. allocated | 191,600 | 124,375 | 67,225 |
| Total Square ft. available | 214,496 | 65% | 35% |
| Excess (Short) | 22,896 | | |

# PUBLIC SAFETY CO-LOCATED IN THE CITY-COUNTY BUILDING

- 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.

# PUBLIC SAFETY CO-LOCATED IN THE CITY-COUNTY BUILDING

| 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 | |
| Total Square ft. allocated | 190,700 | 82,225 | 108,475 |
| Total Square ft. available | 215,011 | | |
| **Excess (Short)** | **24,311** | **43%** | **57%** |

| 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 | |
| Total Square ft. allocated | 192,150 | 98,150 | 94,000 |
| Total Square ft. available | 214,496 | 51% | 49% |
| **Excess (Short)** | **22,346** | | |

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

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

# PUBLIC SAFETY NOT CO-LOCATED

- 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 City Utilities would be located at 200 East Berry Street.

# PUBLIC SAFETY NOT CO-LOCATED

| Berry St. | Square ft. | County | City |
|---|---|---|---|
| Fort Wayne Police Department | 80,000 | | 80,000 |
| Fire Department | 11,000 | | 11,000 |
| City Utilities | 29,825 | | 29,825 |
| 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 |
| Total Square ft. allocated | 181,800 | 15,575 | 166,225 |
| Total Square ft. available | 215,011 | | |
| **Excess (Short)** | **33,211** | **9%** | **91%** |
| **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 | 19700 | 33,250 |
| 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 | |
| Total Square ft. allocated | **201,050** | **164,800** | **36,250** |
| Total Square ft. available | 214,496 | **82%** | **18%** |
| **Excess (Short)** | **13,446** | | |

# SUMMARY OF SPACE ALLOCATIONS

| | Baseline Proposal | Public Safety at 200 East Berry | Public Safety at the City-County Bldg | Public Safety not Co-Located |
|---|---|---|---|---|
| County Share Space at Renaissance | 0 | 61,500 | 73,225 | 15,575 |
| City's Share of Space at Renaissance | 199,475 | 129,750 | 108,325 | 166,225 |
| Total Space Allocated at Renaissance | 199,475 | 191,250 | 181,550 | 181,800 |
| | | | | |
| County's Share of Space at CCB | 180,375 | 118,875 | 107,150 | 164,800 |
| City's Share of Space at CCB | 3,000 | 72,725 | 94,150 | 36,250 |
| Total Space Allocated at CCB | 183,375 | 191,600 | 201,300 | 201,050 |
| | | | | |
| Total Space Allocated | 382,850 | 382,850 | 382,850 | 382,850 |
| | | | | |
| Excess (Surplus) at Renaissance | 15,536 | 23,761 | 33,461 | 33,211 |
| Excess (Surplus) at CCB | 31,121 | 22,896 | 13,196 | 13,446 |
| | | | | |
| Total Space Taken by County in Both Buildings | 180,375 | 180,375 | 180,375 | 180,375 |
| Total Space Taken by City in Both Buildings | 202,475 | 202,475 | 202,475 | 202,475 |

# OBSERVATIONS FOR THE BASELINE PROPOSAL

- From the citizen perspective:
  - Continues a separation of several portions of the "development team"
  - Accentuates the public perception that the City and the County cannot get along
- From the internal management perspective:
  - Allows the City to have ownership of its own building
  - Allows the County to divest from several satellite facilities and concentrate its operations under one roof
  - Significantly reduces the opportunities for the City-County merger of operating functions such as personnel and payroll
  - Is likely the most expedient to implement

# OBSERVATIONS FOR THE BASELINE PROPOSAL

- From the financial perspective:
  - The costs to the City would be those outlined in the presentation made to the Fort Wayne City Council (have City presentation loaded for reference).
  - Estimated cost to Allen County is approximately $2,524,000 over a twenty-year period, assuming that several County functions are re-located into the City-County Building.

# ALTERNATIVE PROPOSALS

- The last three proposals' financial numbers are based on a joint ownership relationship. The numbers will vary somewhat in a dual lease relationship.

# OBSERVATIONS FOR THE "PUBLIC SAFTEY CO-LOCATED AT 200 EAST BERRY STREET" PROPOSAL

- From the citizen perspective:
  - Both City and County public safety functions will be in one location
  - Allows for the co-location of other common functions that cross jurisdictional lines such as the development-related functions

# OBSERVATIONS FOR THE "PUBLIC SAFTEY CO-LOCATED AT 200 EAST BERRY STREET" PROPOSAL

- From the internal management perspective:
  - Provides an opportunity for enhanced cooperation among City and County public safety functions
  - Separates the development-related functions from the property tax-related functions
  - Continues the separation of the City Police and County Sheriff's operations from 911 and the existing lock-up
  - Requires City/County collaboration on either joint ownership of both buildings or negotiation of dual leases

# OBSERVATIONS FOR THE "PUBLIC SAFTEY CO-LOCATED AT 200 EAST BERRY STREET" PROPOSAL

- From the financial perspective:
  - Estimated to cost the City approximately $1,837,000 over a twenty-year period compared with the Baseline Proposal.
  - Estimated to cost Allen County approximately $228,000 over a twenty-year period compared to the Baseline Proposal, assuming that several County functions are re-located into the City-County Building and a joint ownership relationship.
  - $2,065,000 combined cost over twenty years relative to the Baseline Proposal (approximately $103,250 annually in today's dollars)

# OBSERVATIONS FOR THE "PUBLIC SAFETY CO-LOCATED IN THE CITY-COUNTY BUILDING" PROPOSAL

- From the citizen perspective:
  - Both City and County public safety functions will be in one location
  - Allows for the co-location of other common functions that cross jurisdictional lines such as the development-related functions

# OBSERVATIONS FOR THE "PUBLIC SAFETY CO-LOCATED IN THE CITY-COUNTY BUILDING" PROPOSAL

- From the internal management perspective:
  - Provides and opportunity for enhanced cooperation among City and County public safety functions
  - Separates the development-related functions from the property tax-related functions
  - Requires relocation of more functions than placing the Public Safety functions at 200 East Berry
  - Takes best advantage of those public safety physical features of the City-County Building such as the lock-up, the tunnel to the Courthouse, 911 operations, and the Omni Room emergency command capacity
  - Requires City/County collaboration on either joint ownership of both buildings or negotiation of dual leases

# OBSERVATIONS FOR THE "PUBLIC SAFETY CO-LOCATED IN THE CITY-COUNTY BUILDING" PROPOSAL

- From the financial perspective:
  - Estimated to cost the City approximately $1,657,000 over a twenty-year period compared with the Baseline Proposal.
  - Estimated to save Allen County approximately $110,000 over a twenty-year period compared to the Baseline Proposal, assuming that several County functions are re-located into the City-County Building.
  - $1,547,000 combined cost over twenty years relative to the Baseline Proposal (approximately $77,350 annually in today's dollars)

# OBSERVATIONS FOR THE "PUBLIC SAFETY NOT CO-LOCATED" PROPOSAL

- From the citizen perspective:
  - Keeps the Tax Team and the Development-related functions in the same facility
  - Appears to have the least public support
- From the internal management perspective:
  - Retains the current physical separation of the City and County Public Safety operations
  - Separates the development-related functions from the property tax-related functions
  - Allows for the co-location of some common functions that cross jurisdictional lines such as the development-related functions
  - Requires City/County collaboration on either joint ownership of both buildings or negotiation of dual leases

# OBSERVATIONS FOR THE "PUBLIC SAFETY NOT CO-LOCATED" PROPOSAL

- From the financial perspective:
  - Estimated to cost the City approximately $3,834,000 over a twenty-year period compared with the Baseline Proposal.
  - Estimated to save Allen County approximately $1,025,000 over a twenty-year period compared to the Baseline Proposal, assuming that several County functions are re-located into the City-County Building.
  - $2,809,000 combined cost over twenty years relative to the Baseline Proposal (approximately $140,450 annually in today's dollars)

# CONCLUDING OBSERVATIONS

- There is some excess space (approximately 45,000 sq. ft. combined) that could (a) be leased to other entities to offset some of the annual operating expenses; (b) could be used to relocate additional local governmental operations not considered in the above proposals; or (c ) be reserved for future use in by the functions that would be occupying the respective buildings.

# CONCLUDING OBSERVATIONS

- It appears that there is a price, although relatively modest, for co-location and we must therefore determine the difficulty to measure value of co-locating similar activities compared with this cost.
- Any co-location proposal must make financial and operational sense for both the City and the County in order for their to be a successful partnership. One cannot convince the other that a given proposal makes sense, that conclusion must come from its own analysis.

# CONCLUDING OBSERVATIONS

- Conversely, we must recognize that in many respects the City of Fort Wayne and Allen County share a common base of citizens – 72% of Allen County residents live in Fort Wayne – and a common tax base – 66% of the assessed value of Allen County is located within the Fort Wayne corporate limits.

# CONCLUDING OBSERVATIONS

- It is the observation of the chair that the best, and perhaps only workable, arrangement for co-location of the City-County Building and 200 East Berry Street by the City and the County is some form of joint ownership where both units must come to agreement annually on the total operating cost for both facilities to subsequently be allocated on the basis of used space.