

FORT WAYNE / ALLEN COUNTY

City-County Co-Location Cost Study

October 26, 2009

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Ms. Patricia Roller
Controller
City of Fort Wayne
One Main Street
Fort Wayne, IN 46802

RE: Co-Location Cost Studies

Dear Ms Roller:

Thank you for the opportunity to further study and offer our opinion of possible construction costs for the two main options for City and County Co-Location of services in the City County Building and 200 E Berry Street.

Working with you and the working group's recommendations for Functional Teams' relocation and sharing of spaces, SCHENKELSHULTZ worked closely with Design Collaborative to establish the parameters and assumptions that would create two independent cost estimates.

Enclosed you will find the following:

- The "baseline" of assumptions and parameters from which to build a high-level, quick estimate of construction costs.
- The existing building plans, total, available, and assignable total square footages.
- Option A: Co-Location of Public Safety in the City-County Building
 - o Possible Space Planning Options
 - o Pros and Cons of the Option and Planning
 - o Opinion of Possible Construction Costs for Each Building relative to Option A.
- Option B: Co-Location of Public Safety at 200 E Berry St.
 - o Possible Space Planning Options
 - o Pros and Cons of the Option and Planning
 - o Opinion of Possible Construction Costs for Each Building relative to Option B.

We hope you find this information and study helpful in the City and County's endeavors to co-locate services, and in the creation of long term efficiency and effectiveness in both levels of government.

Please feel free to contact me with any additional questions or issues.

Respectfully,
SCHENKELSHULTZ

Cory D. Miller, AIA
Associate

Enclosures

Cc: File


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- 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

	Square Ft. Required	County	City				
1) Development Team				7) Independent Functions			
Building Department	6,000	6,000		Metro Human Relations	3,000		3,000
Land Use Planning	1,200	1,200		Victims Assistance	150		150
Surveyors	4,600	4,600		Hispanic Liaison	150		150
Total	11,800	11,800		Public Defender	3,800	3,800	
2) Management Team				Board of Health Admin	15,000	15,000	
Commissioners Office	6,600	6,600		County Solid Waste	4,000	4,000	
County PIO (3)	0	0		D&M	1,000	1,000	
City PIO and Legislative Liaison	650		650	Joe	150	150	
County Council Office/Conference Room	850	850		Atos	8,000	8,000	
City Law	2,200		2,200	County Clinic	1,500	1,500	
Mayor/Deputy Mayor	3,050		3,050	Veterans	700	700	
311	450		450	Total	37,450	34,150	3,300
Neighborhood Advocates	1,800		1,800	7.5) Misc. Team			
City Council Resource Office	625		625	Prosecutor's Office	39,000	39,000	
City Clerk	1,600		1,600	Purdue Extension	3,500	3,500	
Controllers Office	3,450		3,450	Parks & Rec	11,808		11,808
Total	21,275	7,450	13,825	CCB Storage	22,000	11,000	11,000
2.5) Courthouse Annex				Total	76,308	53,500	22,808
Court house Annex Small Claims (Clerk)	17,000	17,000		8) Expanded Development Team			
Courthouse Annex 4-D Program (Circuit Ct)	3,100	3,100		County Highway	9,600	9,600	
Total	20,100	20,100		City Traffic Signal Control (CC Bldg)	400		400
3) Internal Service Team				Board of Works Administration	1,100		1,100
City HR	4,600		4,600	Barrett Law	225		225
County HR	1,200	1,200		Solid Waste	550		550
City Purchasing	3,625		3,625	Traffic Engineering	3,875	3,875	
City Property Management	375		375	Transportation Engineering	4,475	4,475	
County Purchasing	1,200	1,200		Right of Way	1,575	1,575	
IT Admin - City (2)	375		375	Flood Control	950	950	
IT Admin - County (3)	925	925		Greenway Department	300	300	
Payroll	1,700		1,700	Public Works Conference Room	625	625	
City Risk Management	1,200		1,200	Transportation Administration	1,475	1,475	
County Printing	2,500	2,500		GIS - County	1,200	1,200	
Internal Audit	750		750	County Plan	5,900	5,900	
State Board of Accounts	1,000	1,000		City Community Development	11,500		11,500
Total	19,450	6,825	12,625	NIRRC	3,000	3,000	
4) Customer Service Team				Neighborhood Code enforcement	6,600		6,600
Voters Registration	4,500	4,500		Total	53,350	19,700	33,650
Election Board	4,000	4,000		9) Tax Team			
Total	8,500	8,500		County Auditor	7,000	7,000	
5) Public Safety Team				County/Wayne Assessors	11,000	11,000	
Fort Wayne Police Department	80,000		80,000	County Treasurer	3,000	3,000	
Sheriff	22,000	22,000		County Recorder	3,900	3,900	
Lock up	5,000	5,000		Total	24,900	24,900	
City/County Communications 911	6,000	3,400	2,600	10) Public Spaces			
Fire Department	11,000		11,000	City Council Chambers	3,700		3,700
Coroner	1,500	1,500		Commissioners Court	1,300	1,300	
Total	125,500	31,900	93,600	Omni Room	1,750	1,750	
6) City Utilities				Building Training Room	1,000	1,000	
Customer Relations	4,200		4,200	HR Training Room	950		950
Data Control	1,500		1,500	Total	8,700	4,050	4,650
Financial Services	2,800		2,800	Total Square Feet	437,158	222,875	214,283
Administration	2,100		2,100	Less:			
Engineering Support Services	2,100		2,100	Prosecutor's Office	39,000	39,000	
City GIS	1,600		1,600	Purdue Extension	3,500	3,500	
Planning and Design Services	4,350		4,350	Parks and Rec.	11,808		11,808
Water Permits/Development Services	3,175		3,175	Square Feet to be allocated	382,850	180,375	202,475
Additional Space Requirements	8,000		8,000	City County Building	214,496		
Total	29,825	-	29,825	200 E Berry	215,011		
					429,507		

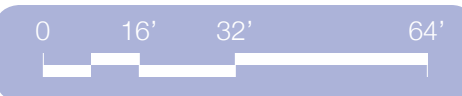
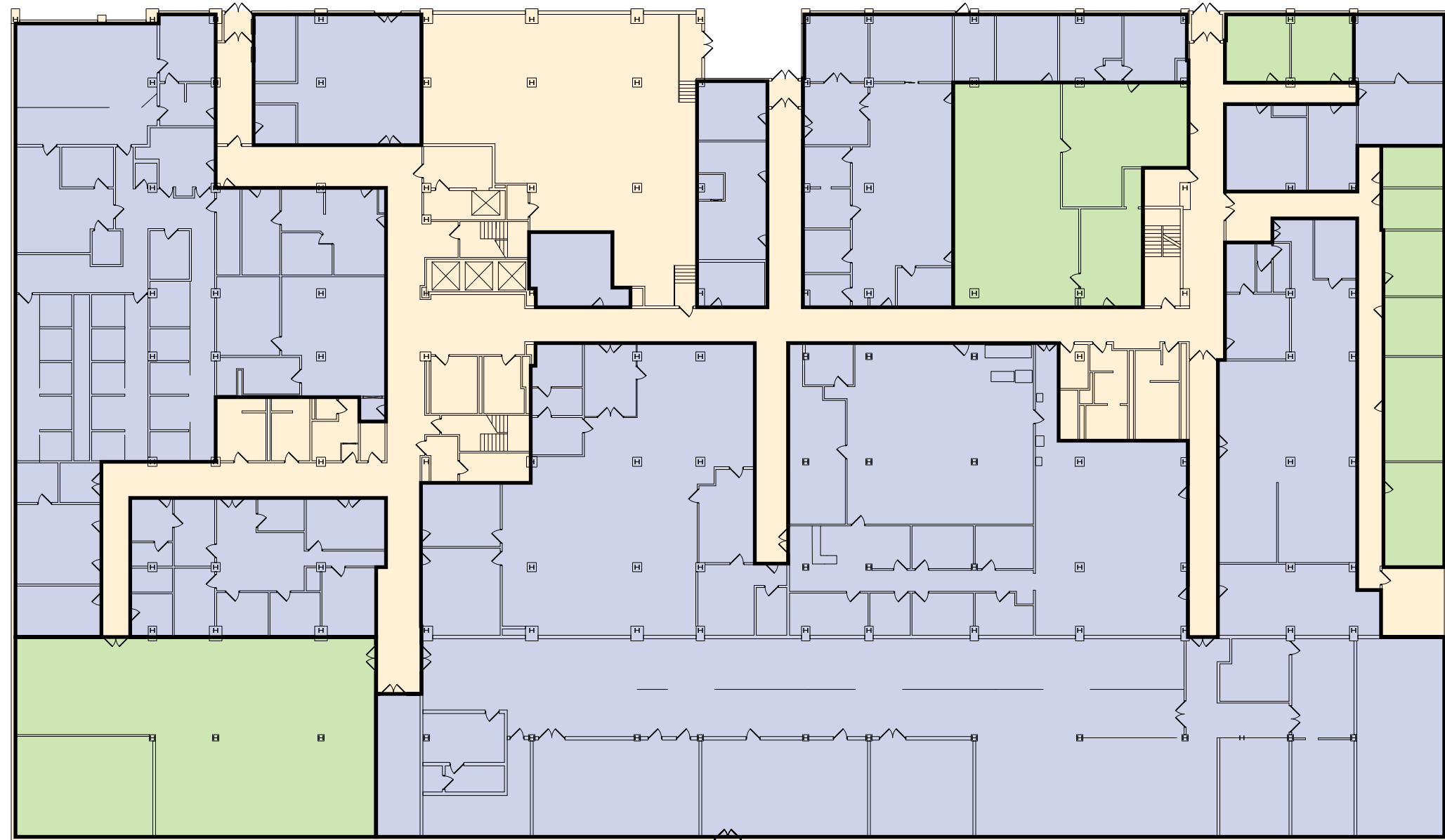
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 City Usable
Square Footage 8,625.96





 County Usable
Square Footage 42,796.01

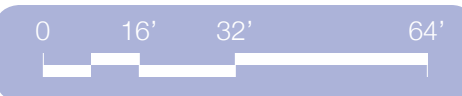
 Additional
Square Footage 15,341.38

TOTAL 66,763.33




LEGEND

	City Usable Square Footage	5,159.73
	County Usable Square Footage	13,017.24
	Shared Square Footage	3,927.54
	Additional Square Footage	15,844.49
TOTAL		37,949.00



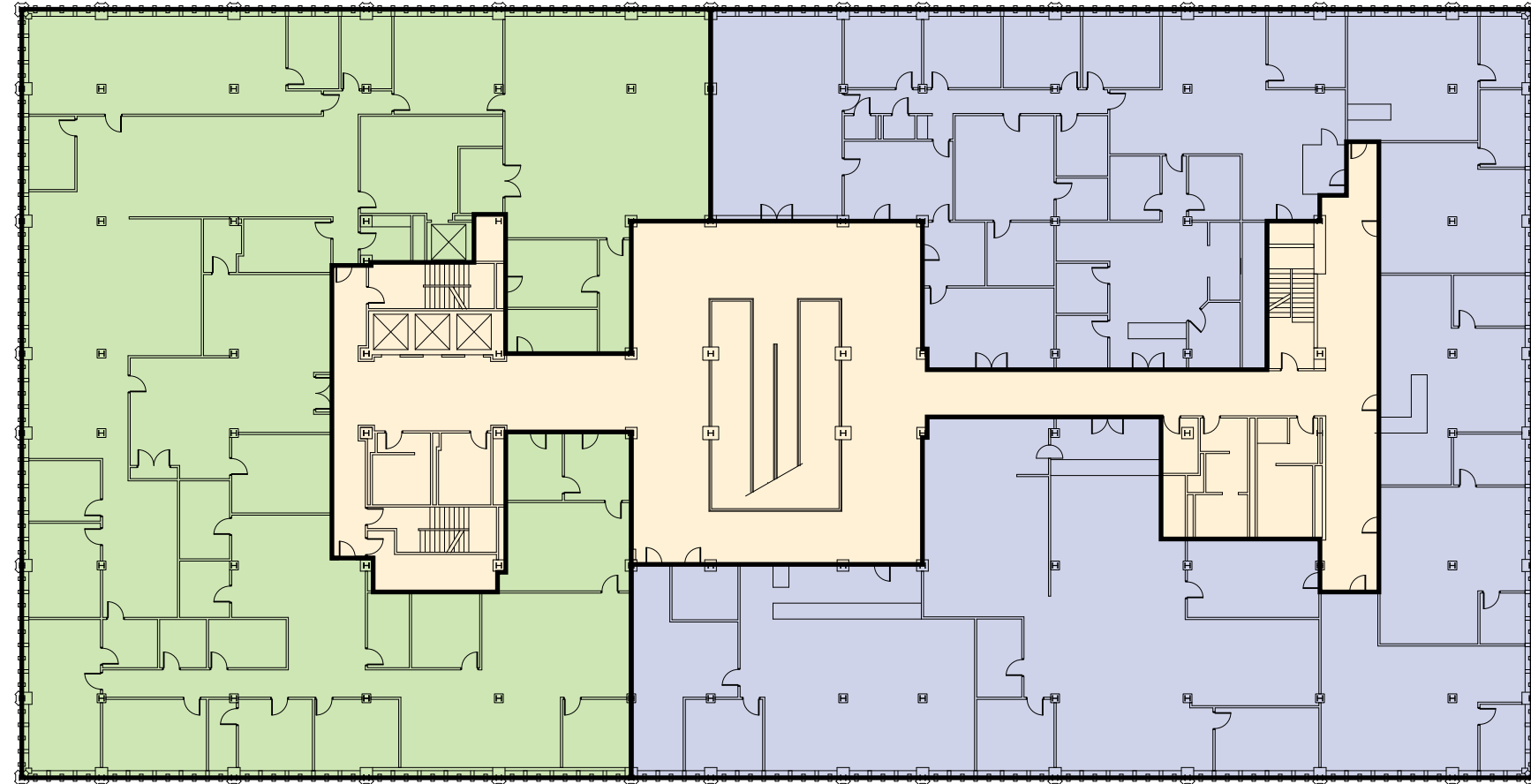
LEGEND

 City Usable Square Footage 14,904.97


 County Usable Square Footage 17,965.82

 Additional Square Footage 8,489.60


TOTAL 41,360.39



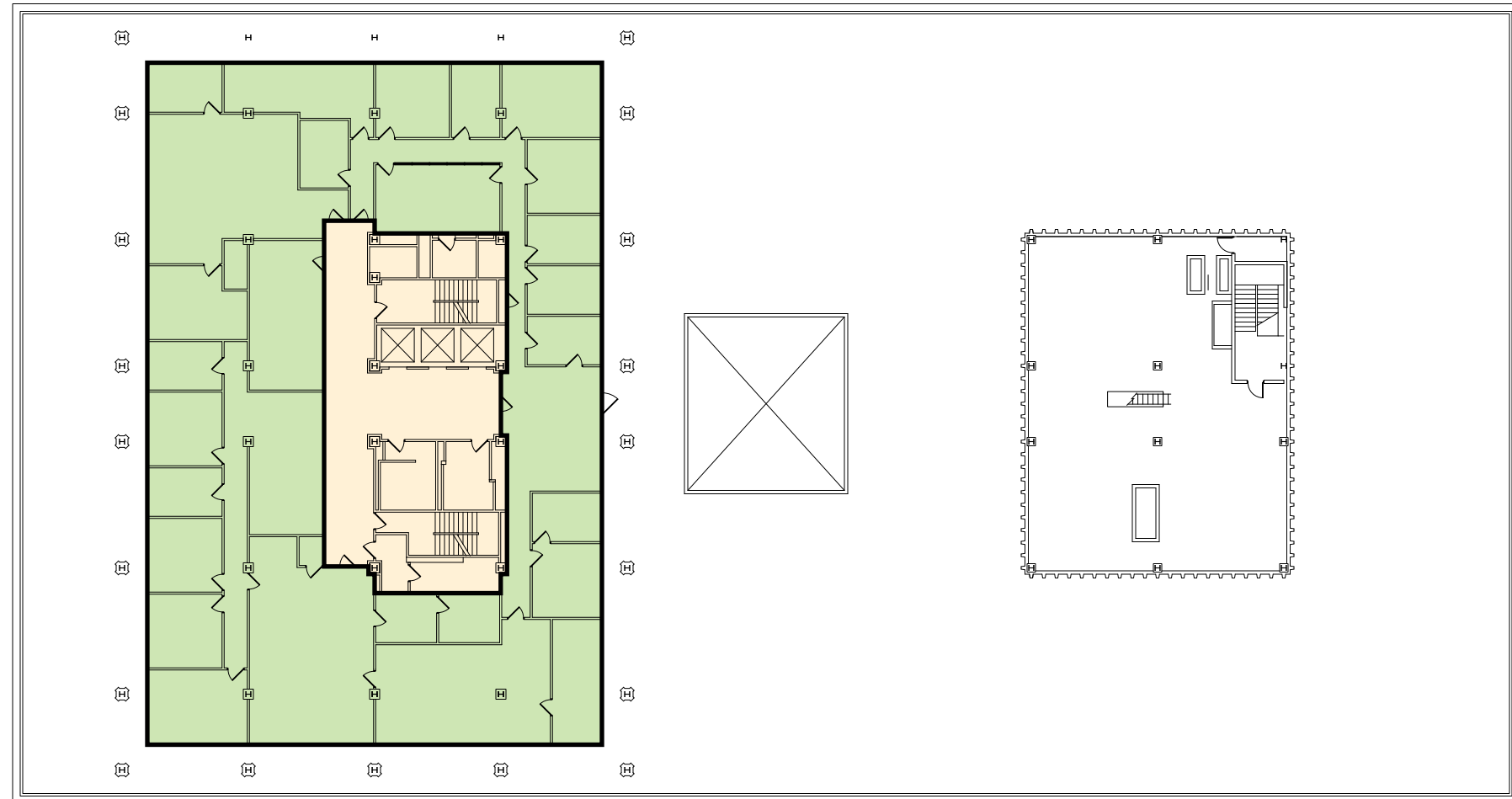
LEGEND

 City Usable
Square Footage 9,617.49


 County Usable
Square Footage 0.00

 Additional
Square Footage 2,626.43


TOTAL 12,243.92



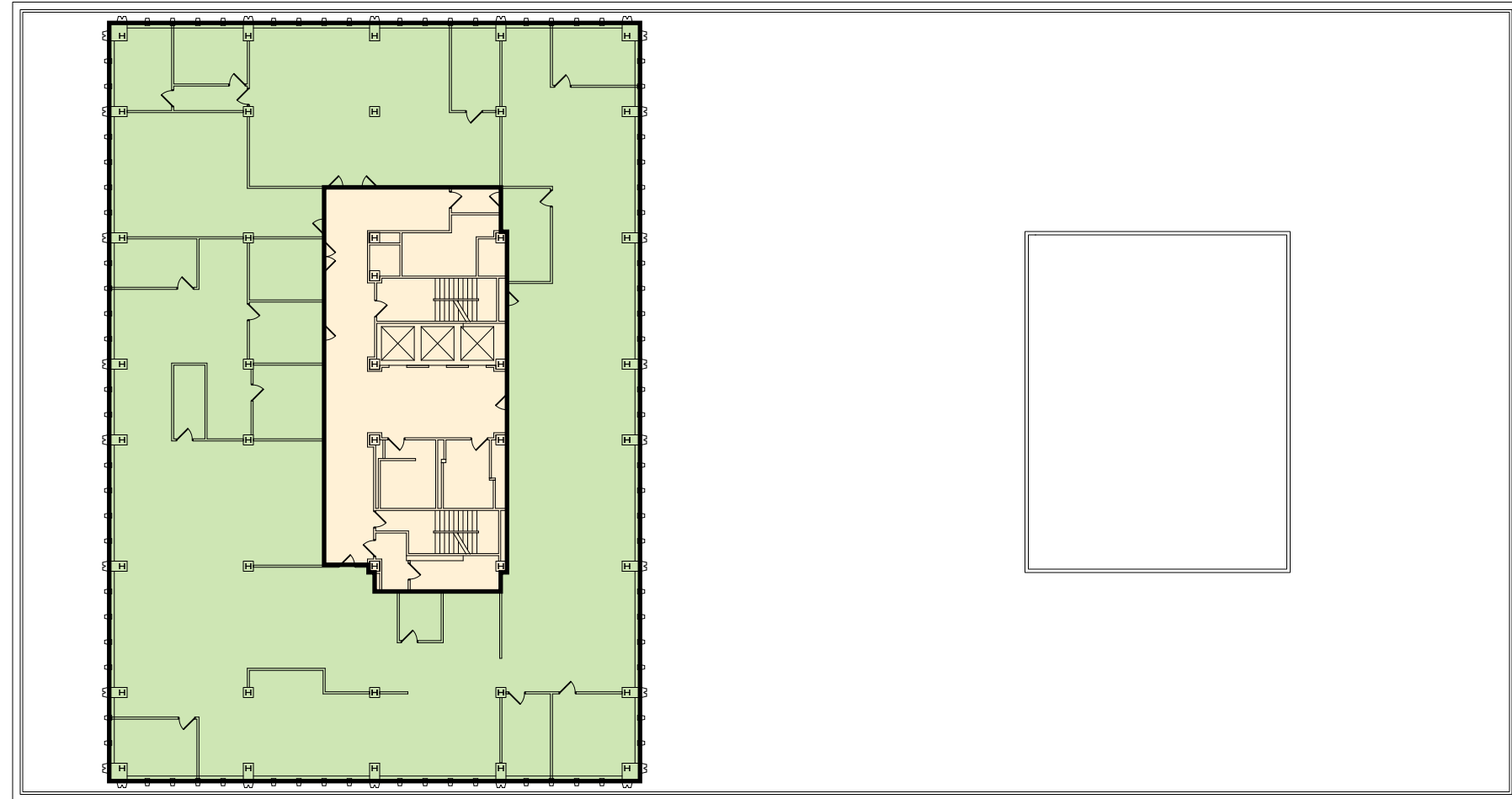
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 City Usable Square Footage 12,941.00




 County Usable Square Footage 0.00

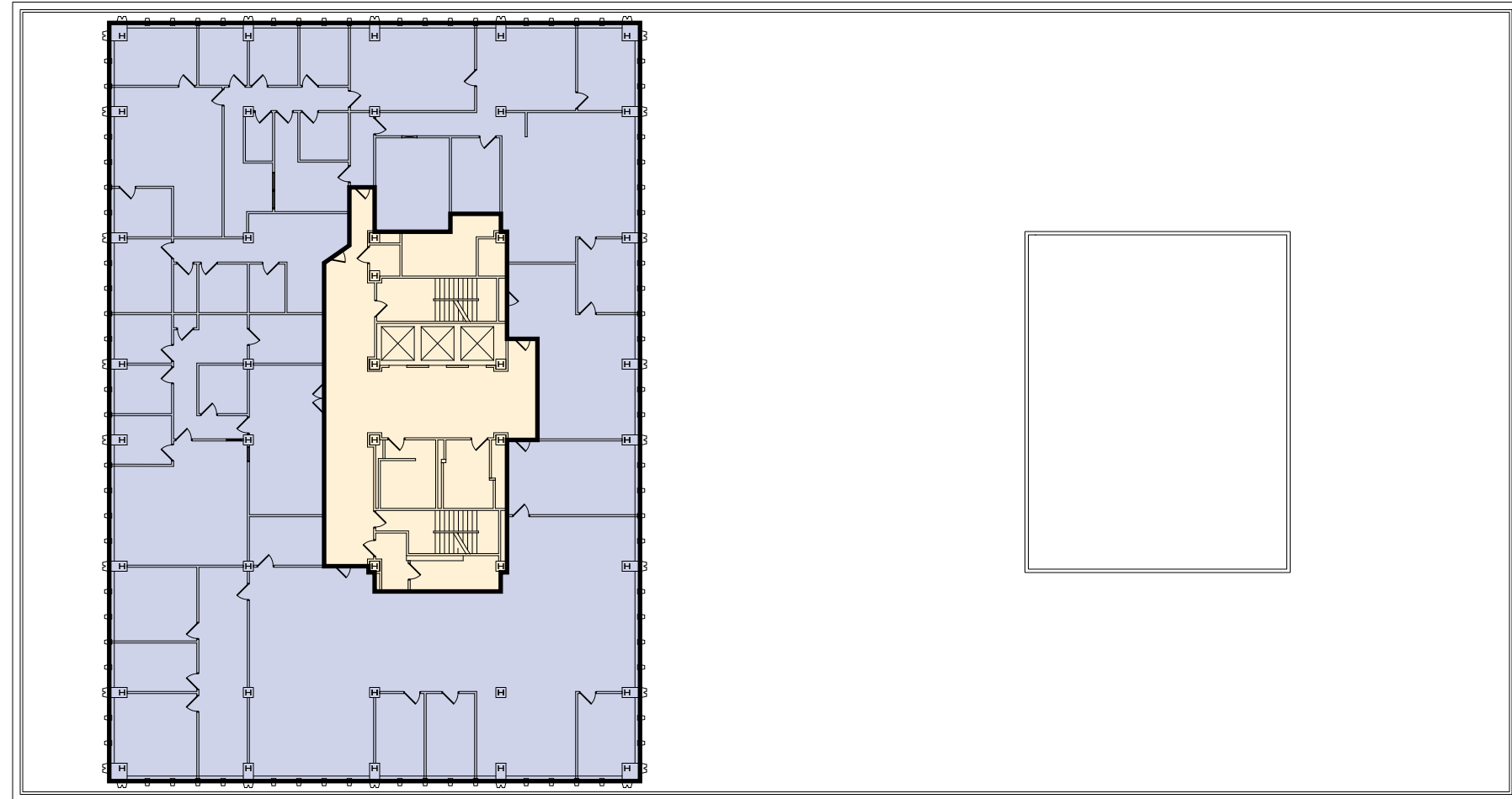
 Additional Square Footage 2,937.74

TOTAL 15,878.74




LEGEND


	City Usable Square Footage	0.00
	County Usable Square Footage	13,068.62
	Additional Square Footage	2,810.12
TOTAL		15,878.74



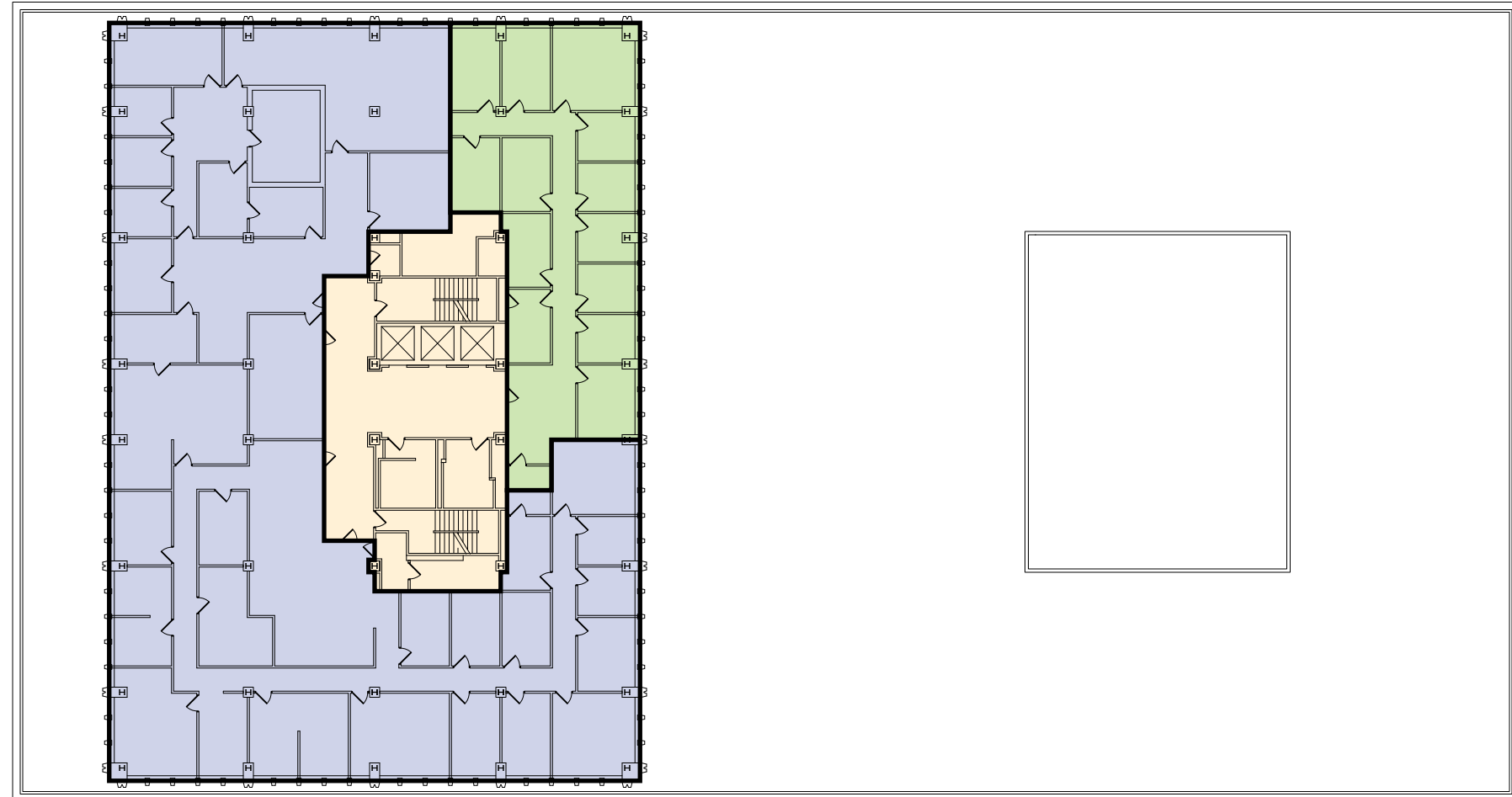
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 City Usable
Square Footage 2,686.88




 County Usable
Square Footage 10,647.37

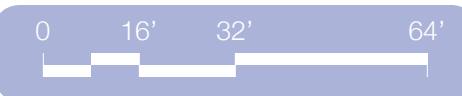
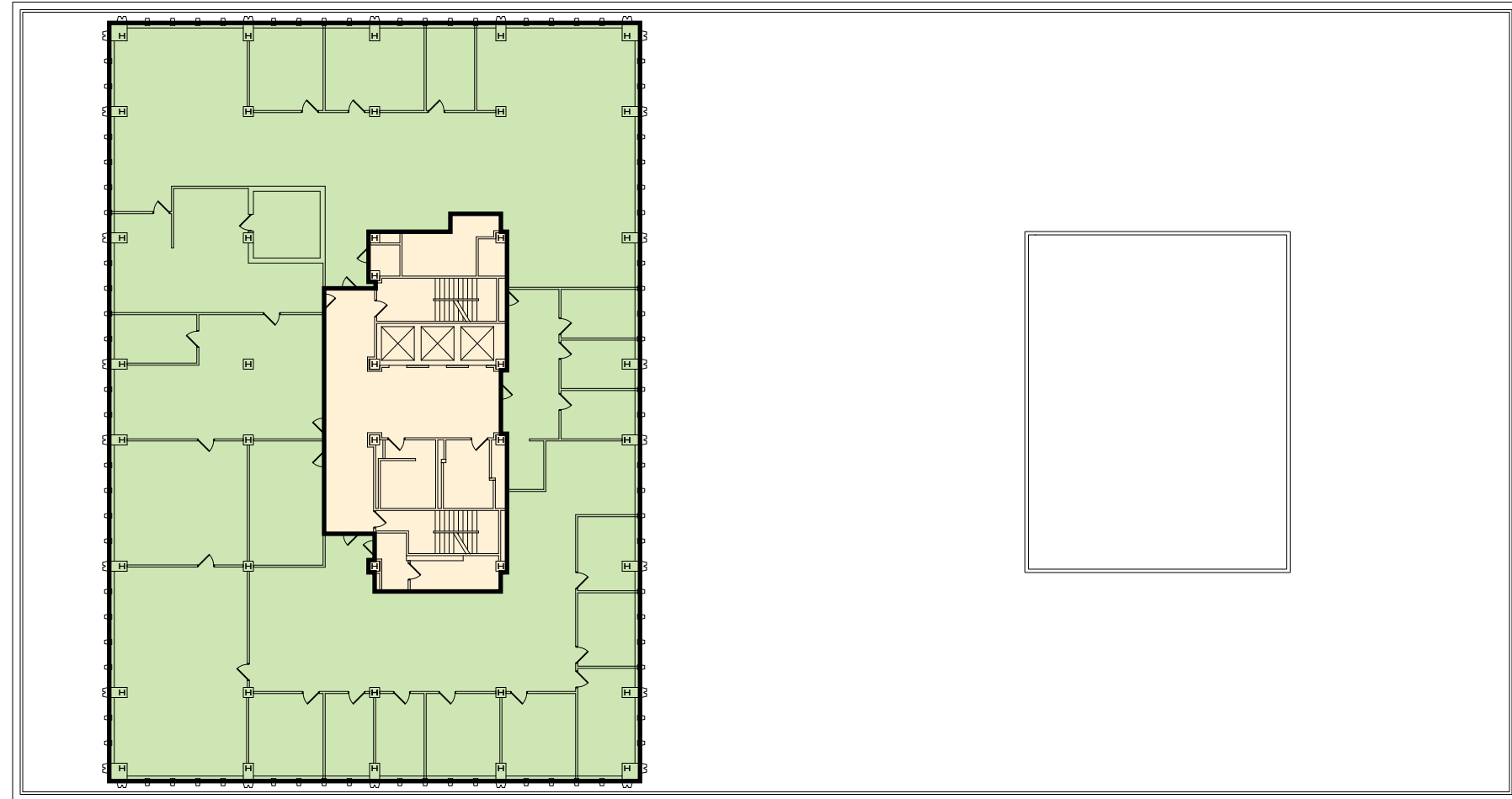
 Additional
Square Footage 2,544.49

TOTAL 15,878.74






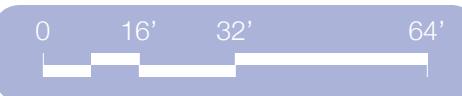
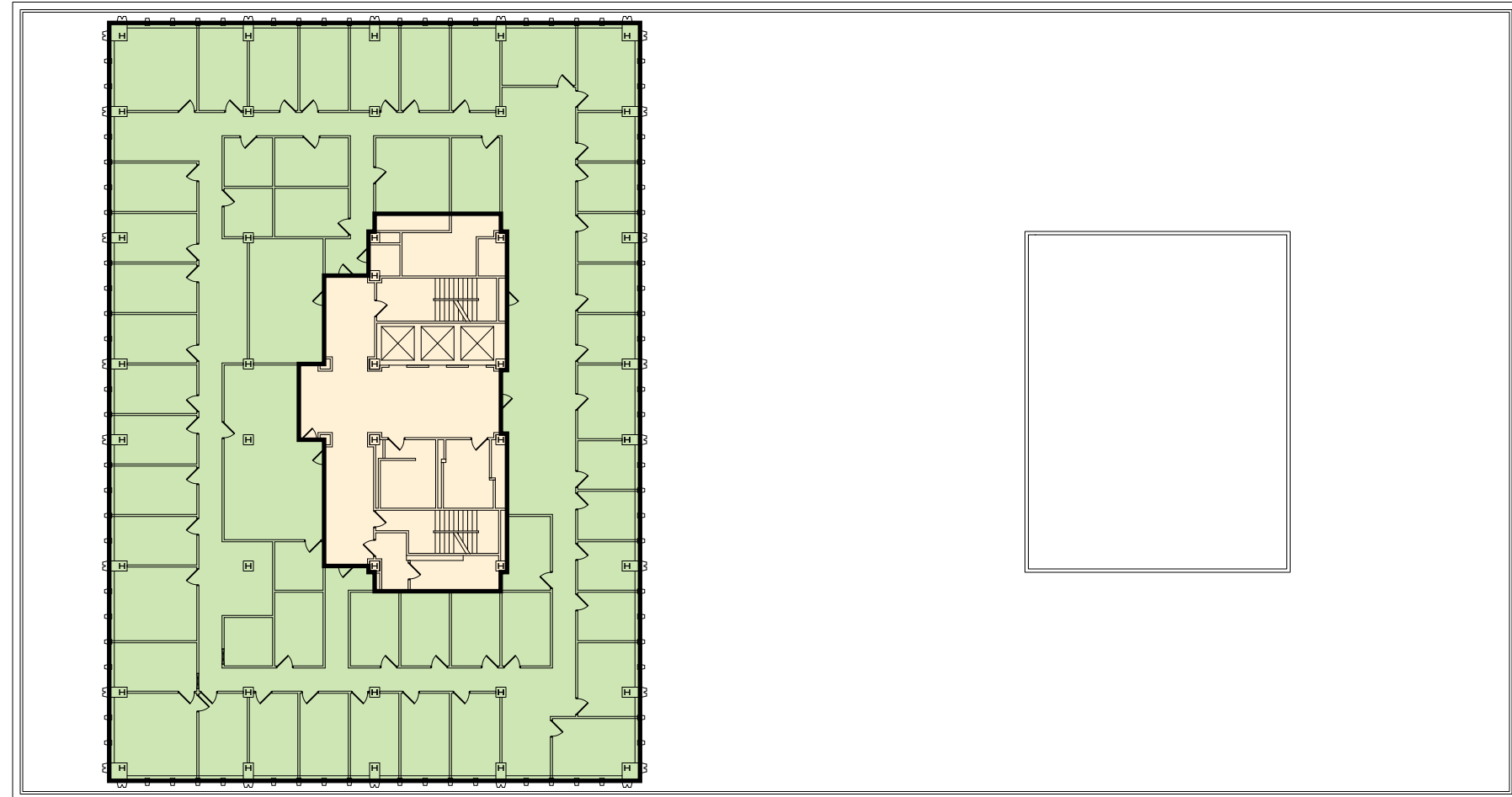
LEGEND

	City Usable Square Footage	13,389.10
	County Usable Square Footage	0.00
	Additional Square Footage	2,489.64
TOTAL		15,878.74




LEGEND

	City Usable Square Footage	13,174.43
	County Usable Square Footage	0.00
	Additional Square Footage	2,704.31
TOTAL		15,878.74



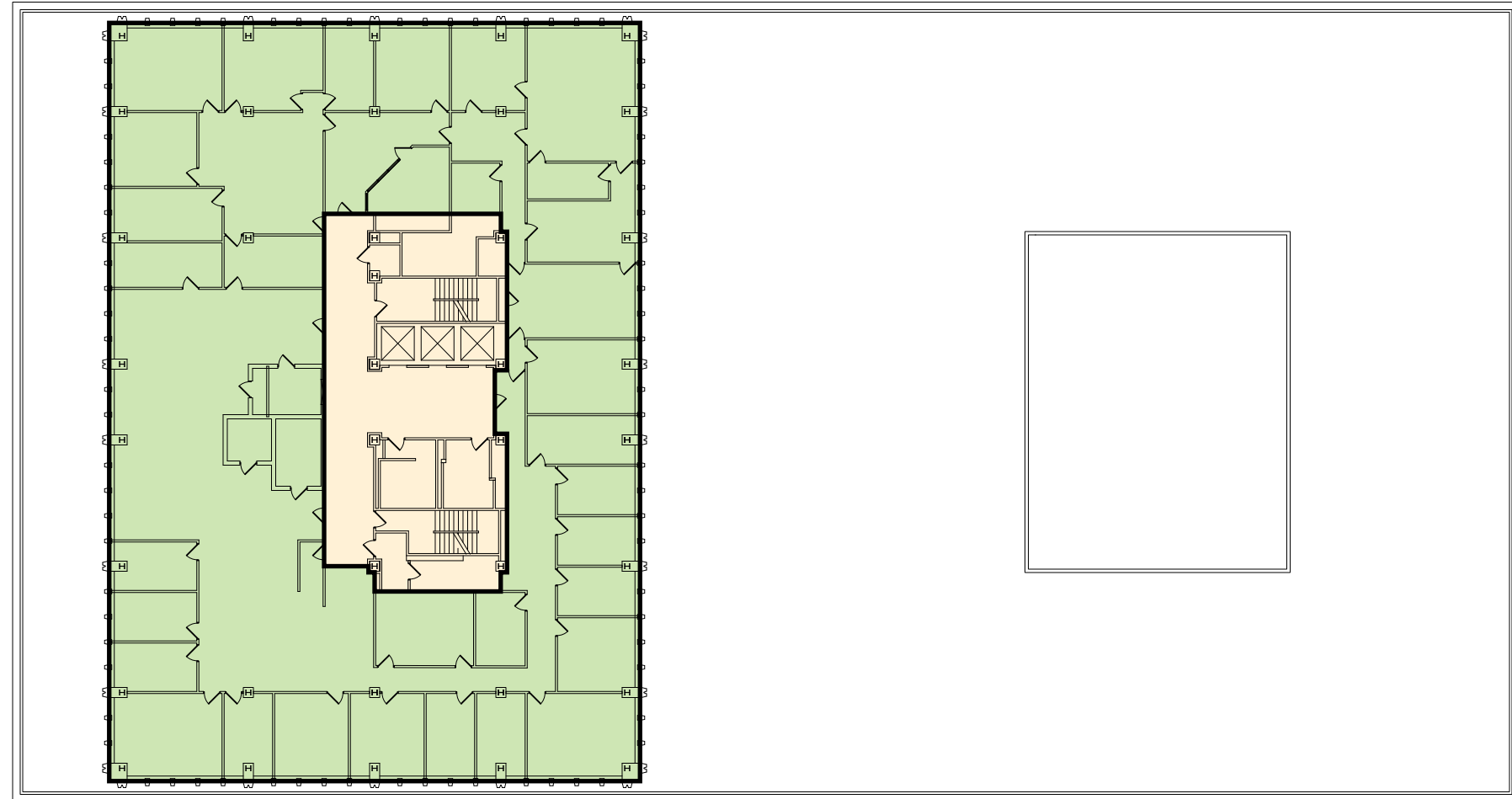
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 City Usable Square Footage 13,152.66






 County Usable Square Footage 0.00

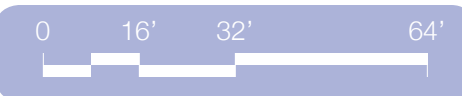
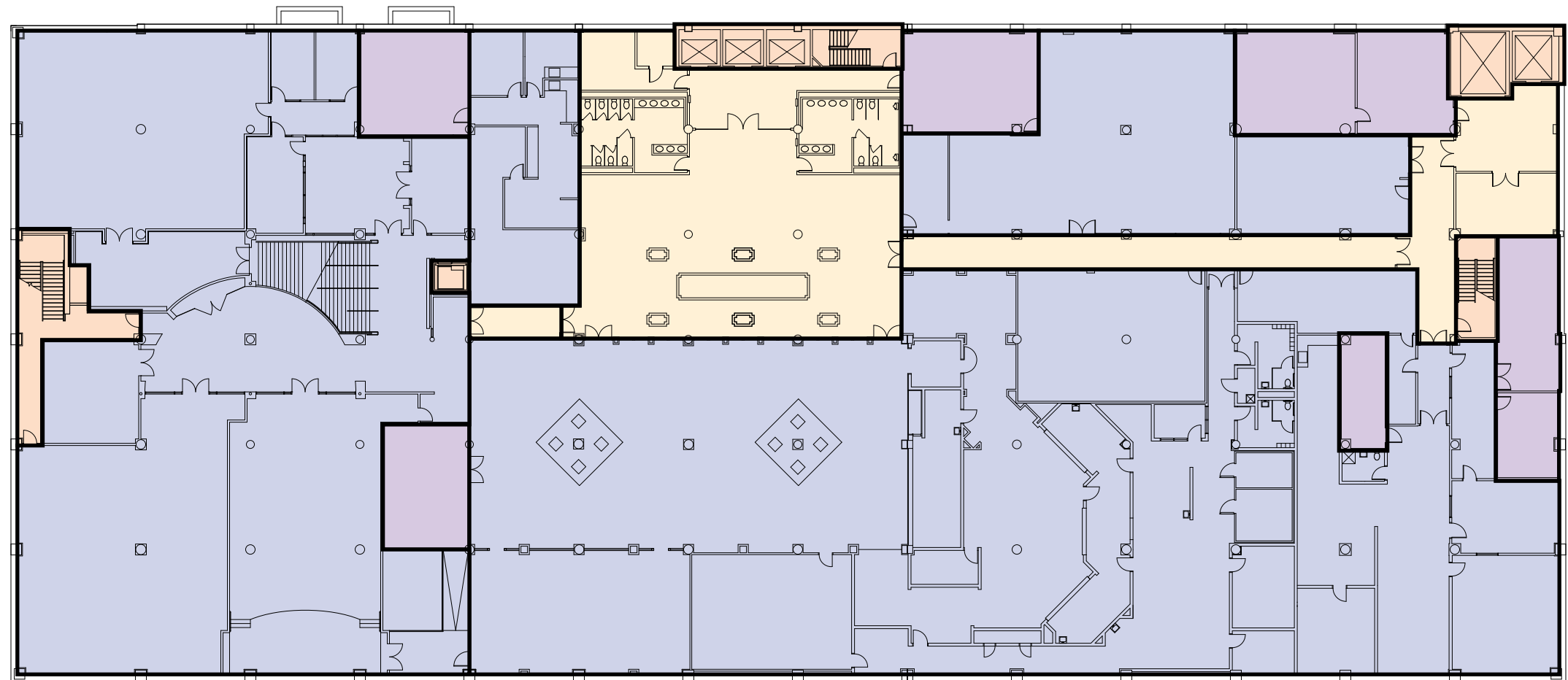
 Additional Square Footage 2,726.08

TOTAL 15,878.74










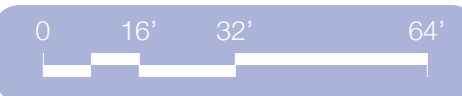
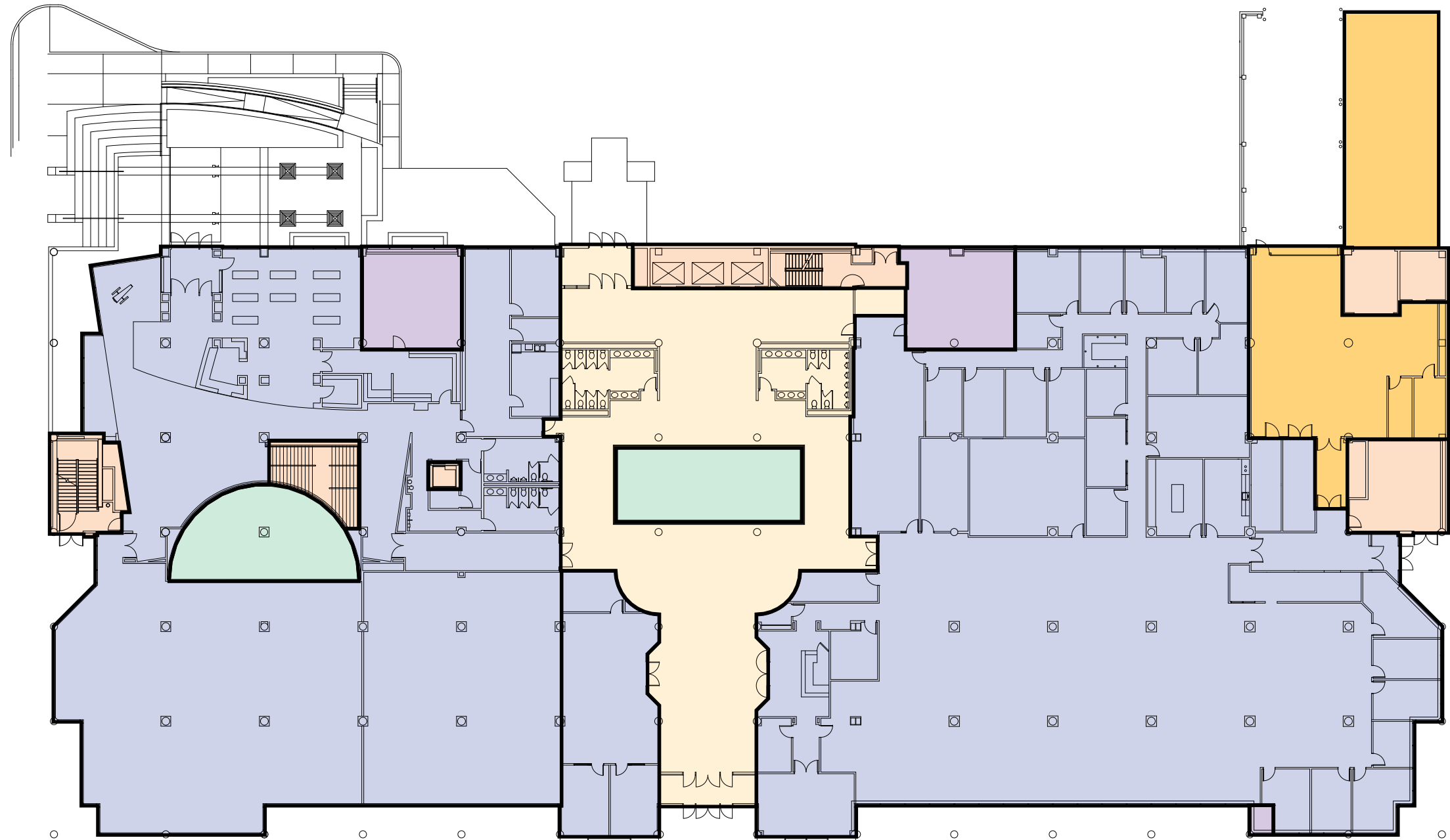
LEGEND

	Leasable	38,830.64
	Common	7,041.76
	Vertical Circulation	1,823.63
	Mechanical	4,186.68
	Additional Square Footage	1,324.59
TOTAL (Outside of Exterior Walls)		53,207.30










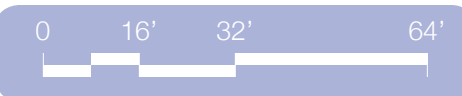
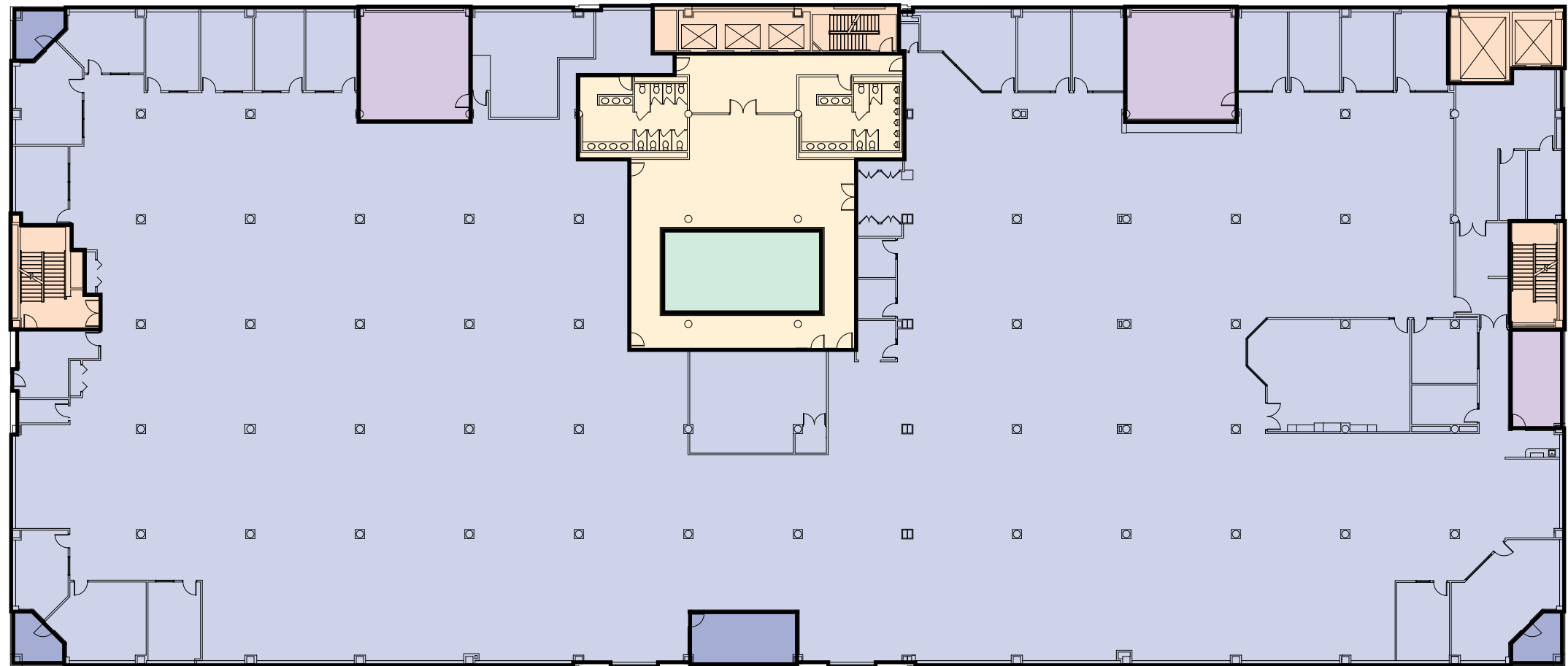
LEGEND

	Leasable	35,298.69
	Common	6,531.53
	Vertical Circulation	2,694.28
	Mechanical	1,446.34
	Dock/Garage	3,627.98
	Open	1,818.79
	Additional Square Footage	228.93
TOTAL (Outside of Exterior Walls)		51,646.54










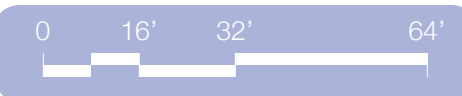
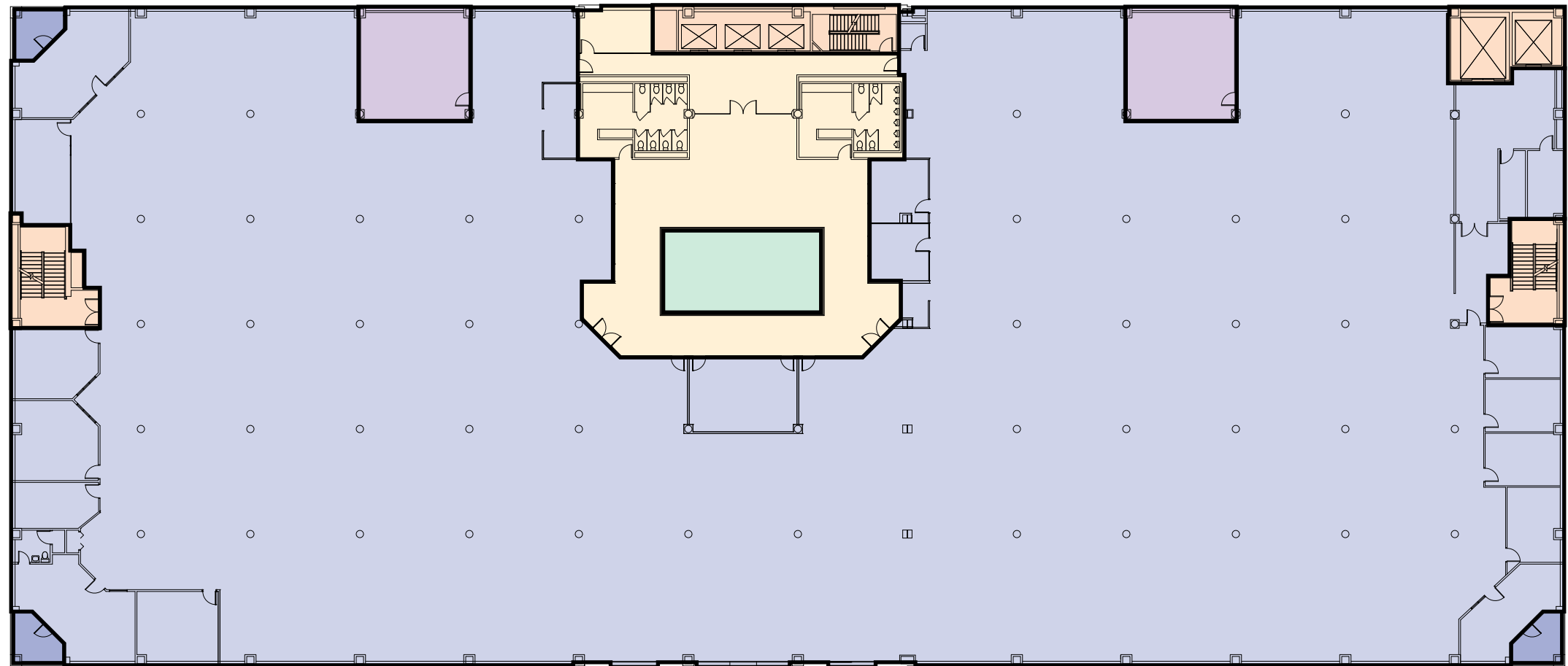
LEGEND

	Leasable	45,257.16
	Common	3,277.22
	Vertical Circulation	1,790.85
	Mechanical	1,612.12
	Balconies	624.88
	Open	676.16
	Additional Square Footage	280.32
TOTAL (Outside of Exterior Walls)		53,518.71









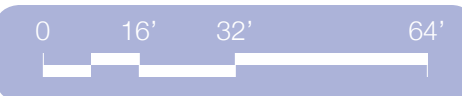
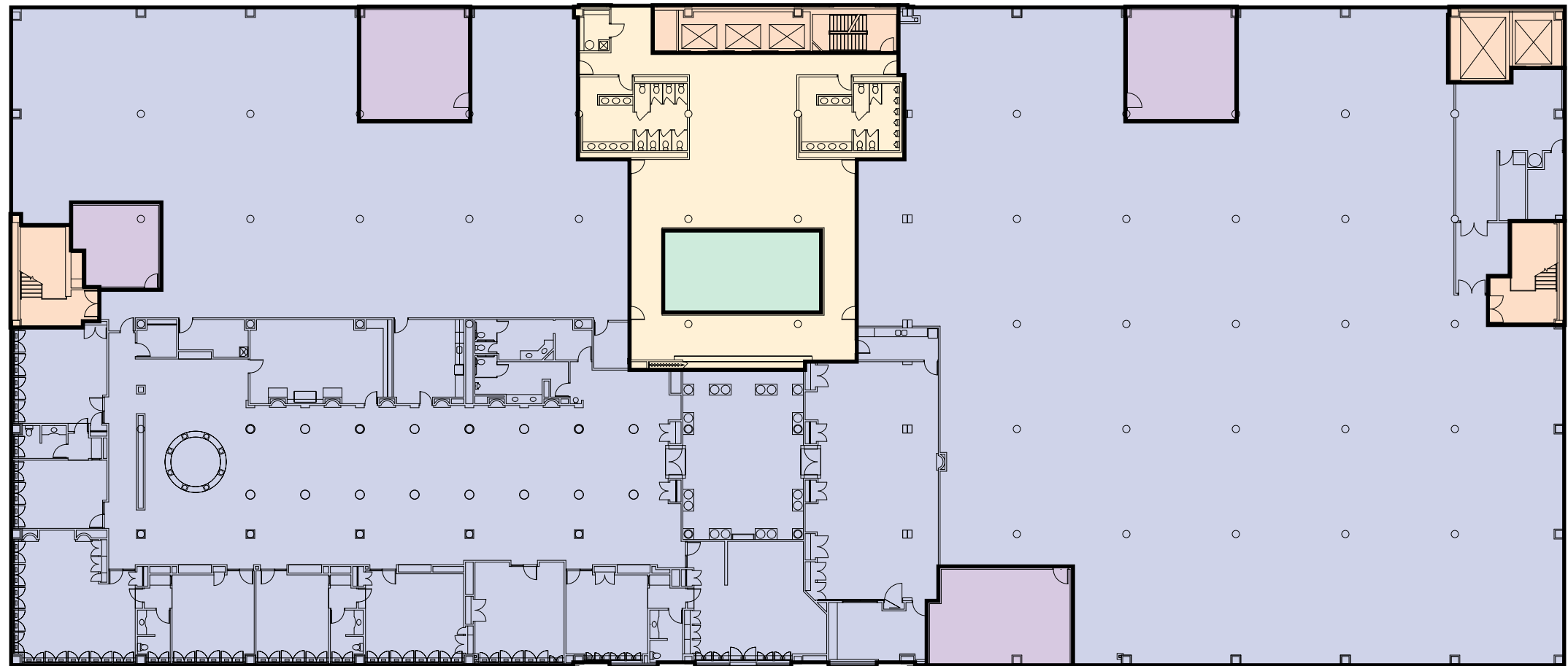
LEGEND

	Leasable	44,994.74
	Common	4,128.46
	Vertical Circulation	1,834.02
	Mechanical	1,339.96
	Balconies	333.03
	Open	676.16
	Additional Square Footage	212.34
TOTAL (Outside of Exterior Walls)		53,518.71



LEGEND

	Leasable	44,620.88
	Common	3,796.05
	Vertical Circulation	1,805.73
	Mechanical	2,461.49
	Open	676.16
	Additional Square Footage	158.40
TOTAL (Outside of Exterior Walls)		53,518.71










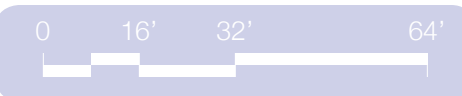
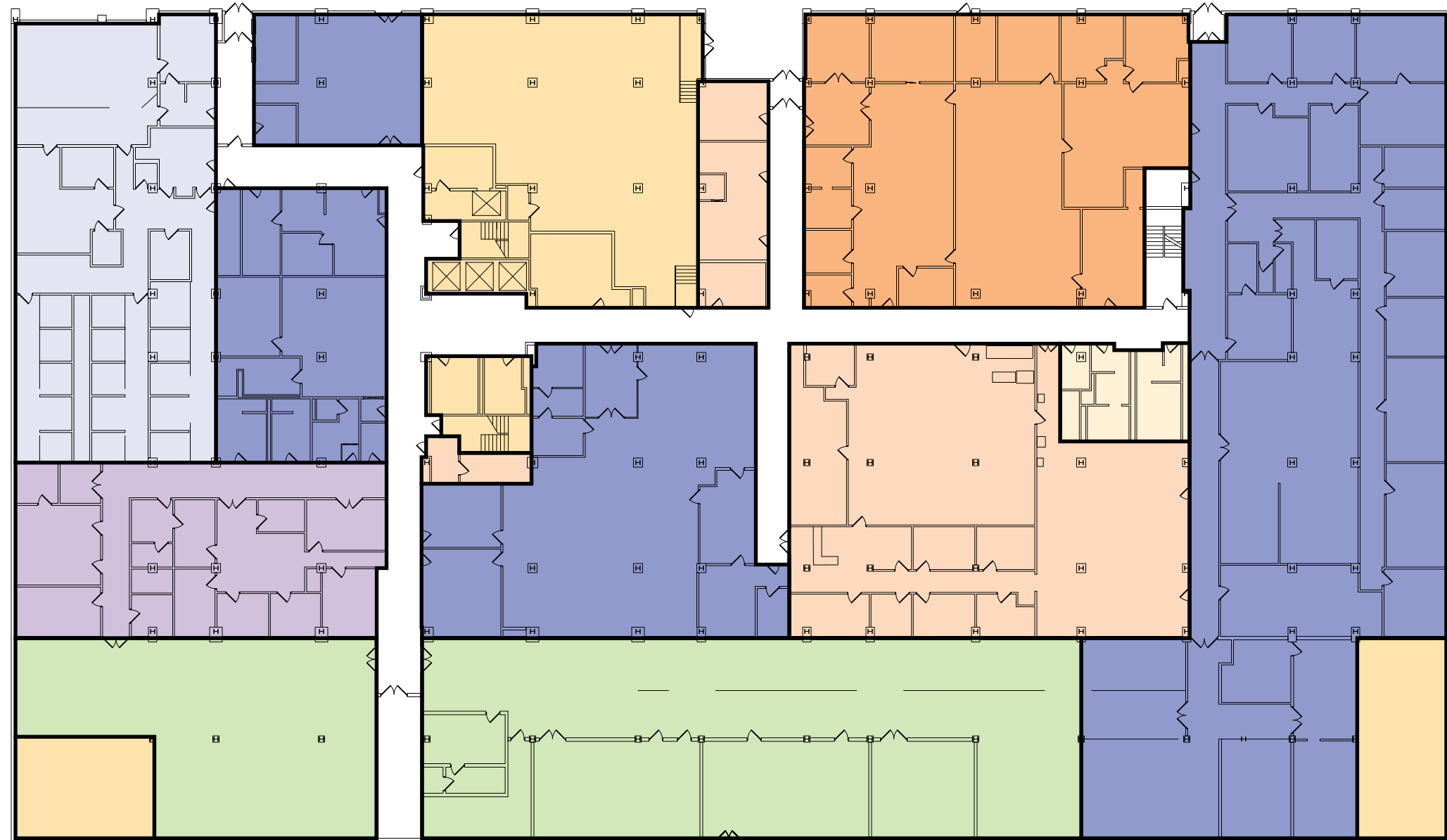


<u>Berry St.</u>		<u>Square ft.</u>	<u>County</u>	<u>City</u>	<u>City/County Bldg.</u>		<u>Square ft.</u>	<u>County</u>	<u>City</u>
-									
Development Team		11,800	11,800		Fort Wayne Police Department		80,000		80,000
Management Team		21,275	7,450	13,825	Sheriff		22,000	22,000	
City Utilites		29,825		29,825	Lock-Up		5,000	5,000	-
Storage		11,000		11,000	Fire Department		11,000		11,000
Expanded Development Team		52,950	19,700	33,250	Coroner		1,500	1,500	
Internal Service Team		19,450	6,825	12,625	Storage		11,000	11,000	
Other, less D&M and Atos		37,450	34,150	3,300	Tax Team		24,900	24,900	
HR Training Room		950		950	Customer Service		8,500	8,500	
Commissions/Council Chambers		5,000	1,300	3,700	Courthouse Annex		20,100	20,100	
Building Training Room		1,000	1,000						
					City Traffic Control		400		400
					911 Communications		6,000	3,400	2,600
					Omniroom		1,750	1,750	
Total Square ft. allocated		190,700	82,225	108,475	Total Square ft. allocated		192,150	98,150	94,000
Total Square ft. available		215,011			Total Square ft. available		214,496	51%	49%
Excess (Short)		24,311	43%	57%	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					





LEGEND

	Police	21,500
	Lockup	5,000
	Sheriff	4,000
	ATOS	7,000
	911	6,000
	Storage	11,000
	Common	6,700
TOTAL (Needed)		61,200
TOTAL (Floor Area)		66,763.33



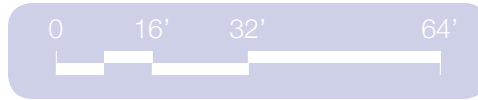
LEGEND

 Customer Service 6,000





 Tax Team 17,700

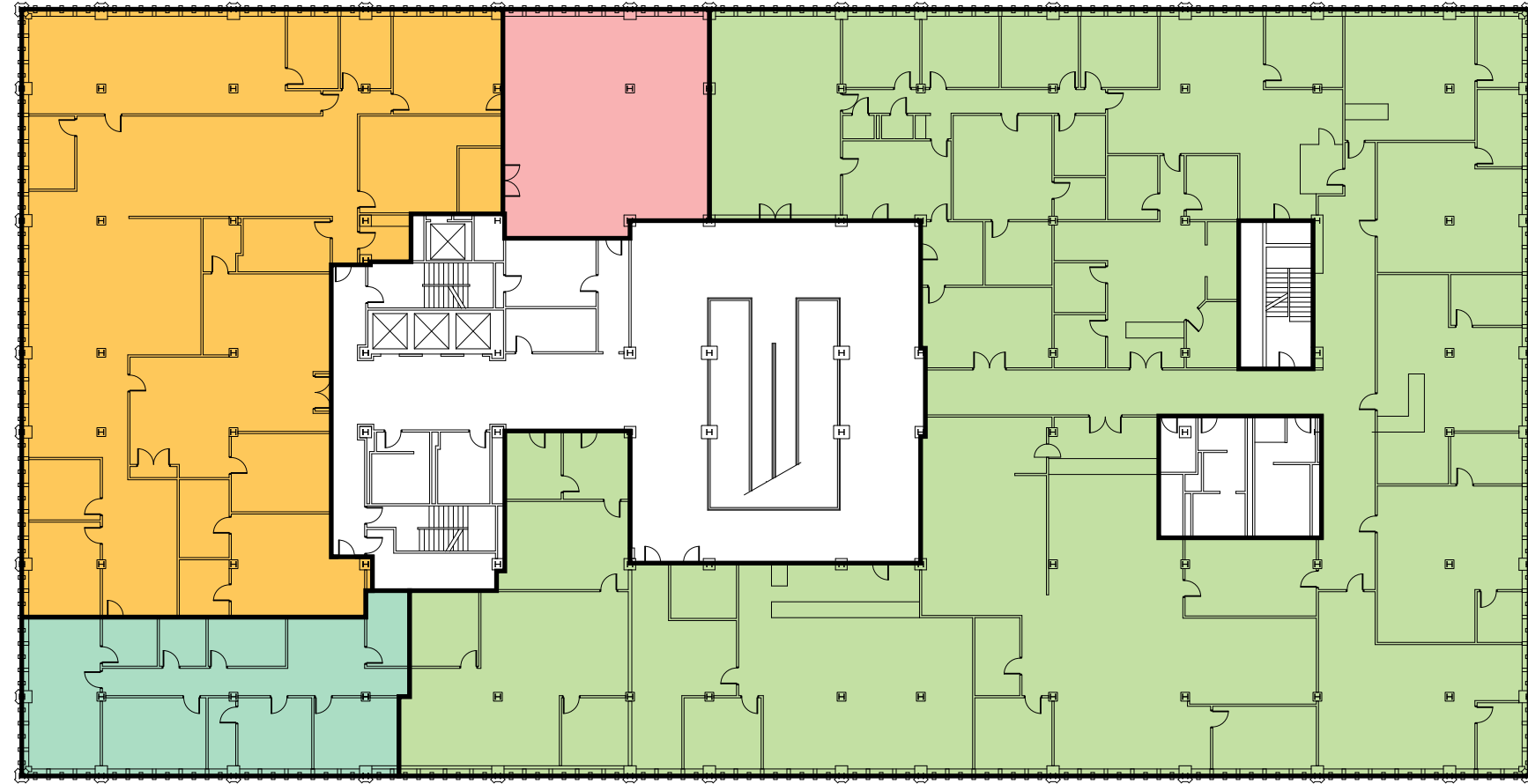
TOTAL (Needed) 23,700

TOTAL (Floor Area) 37,949.00





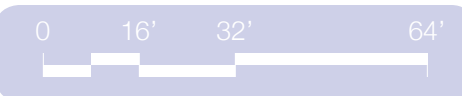
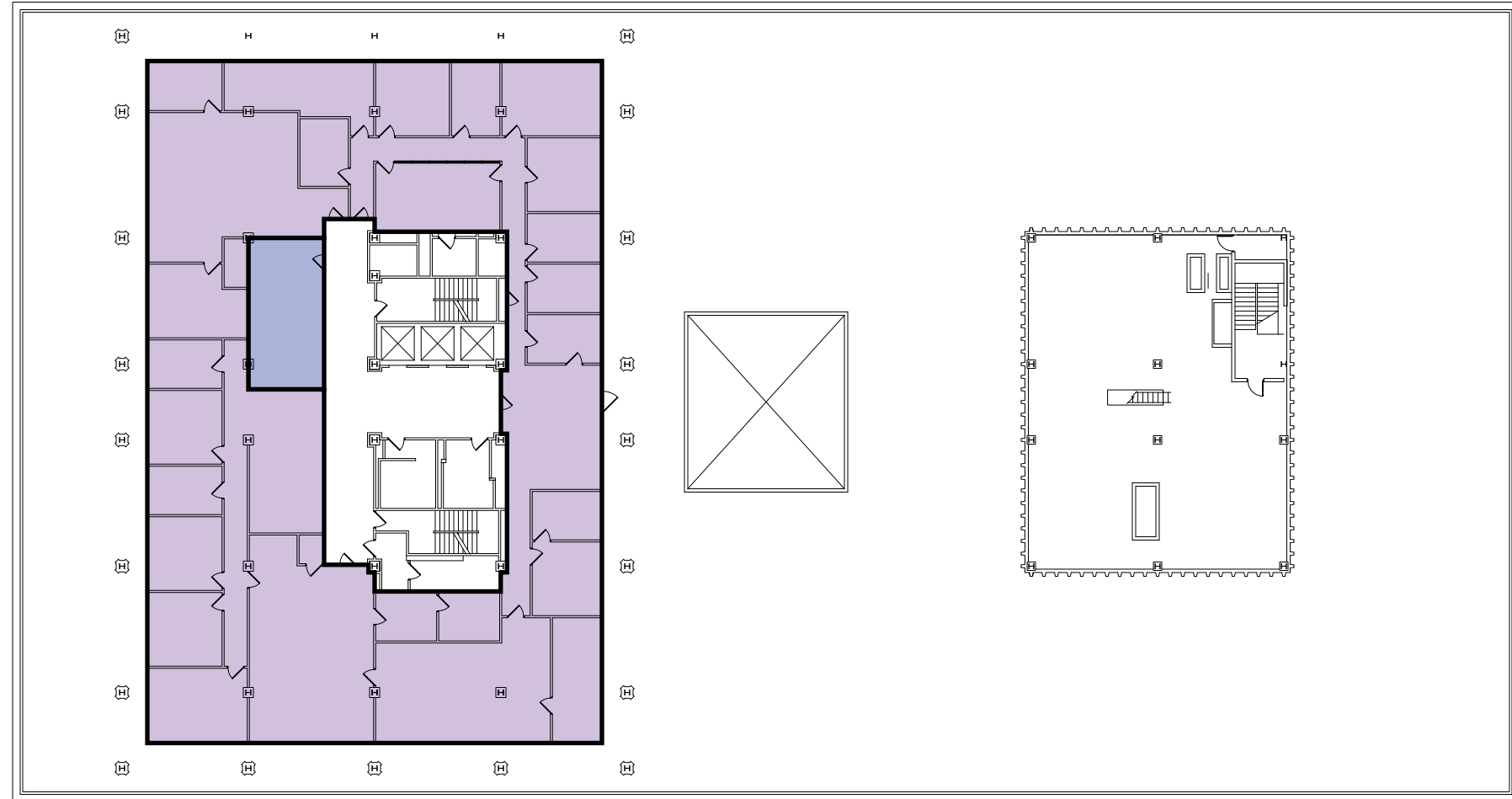
LEGEND

	Tax Team	7,200
	Omni	1,750
	Coroner	1,500
	County Annex	20,100
TOTAL (Needed)		30,550
TOTAL (Floor Area)		41,360.39



LEGEND

	Sheriff	9,500
	City Traffic Control	400
TOTAL (Needed)		9,900
TOTAL (Floor Area)		12,243.92



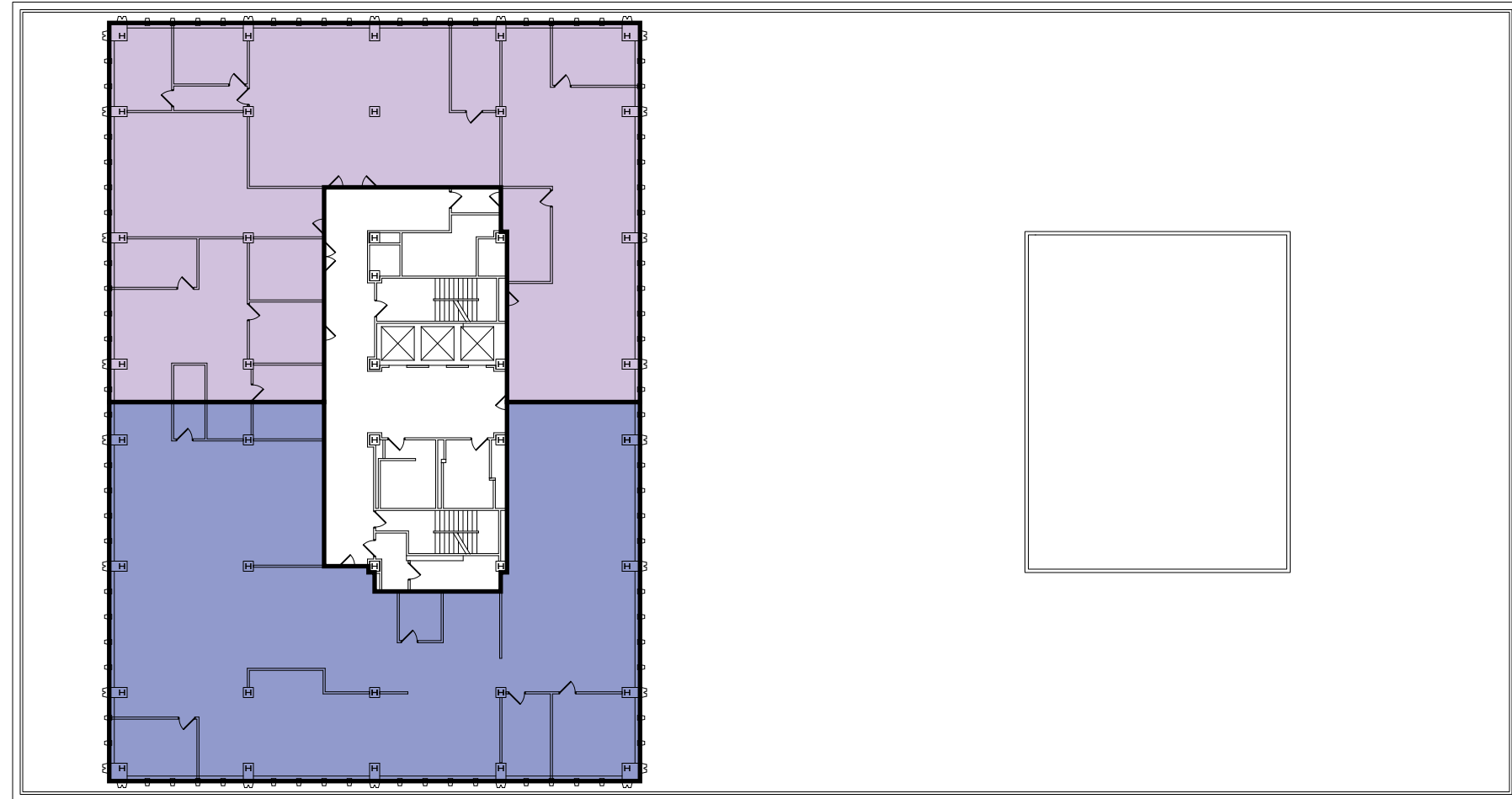
LEGEND

 Sheriff 6,500

 Police 6,500

TOTAL (Needed) 13,000

TOTAL (Floor Area) 15,878.74

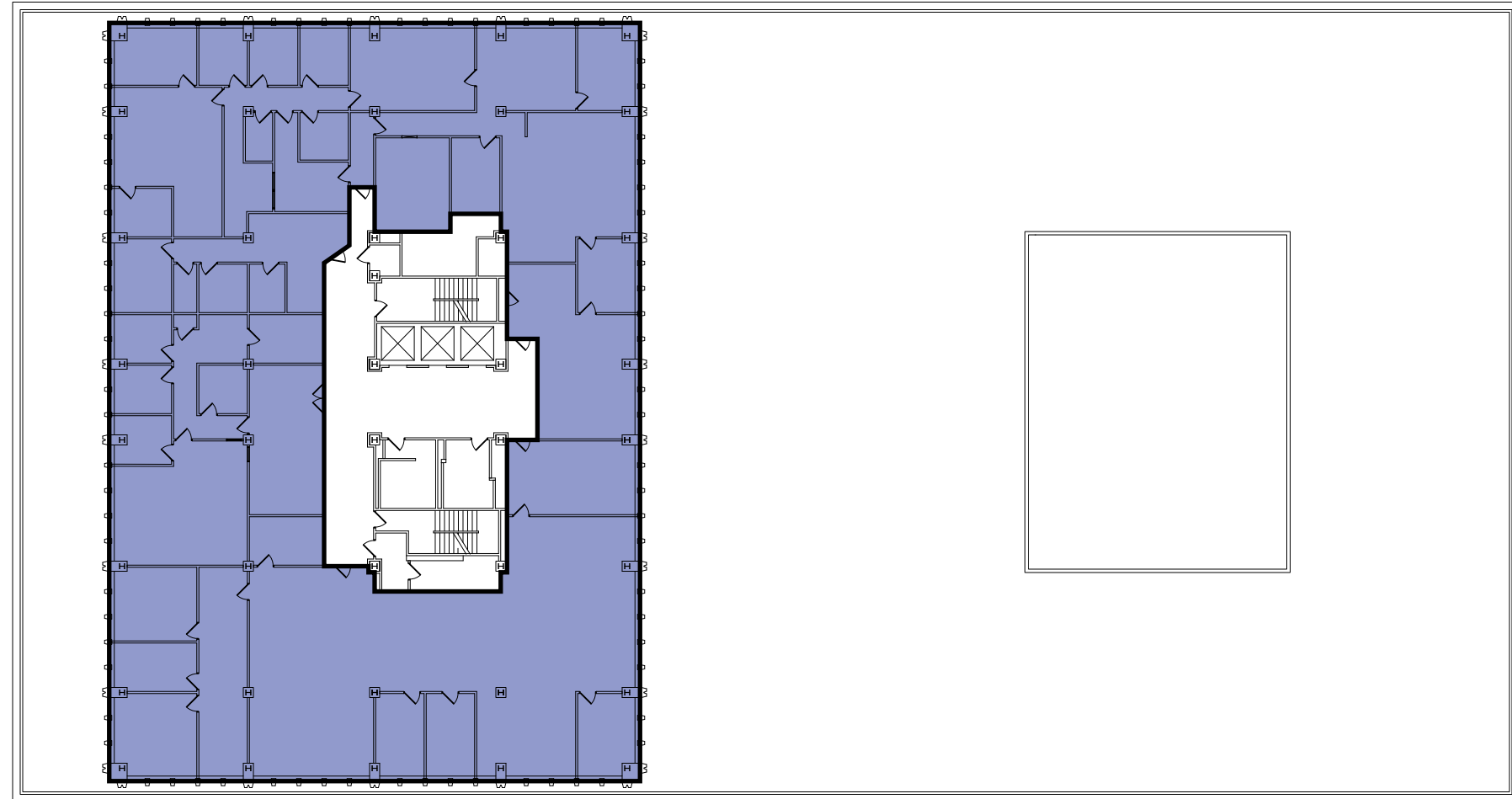


LEGEND

Police 13,000

TOTAL (Needed) 13,000

TOTAL (Floor Area) 15,878.74

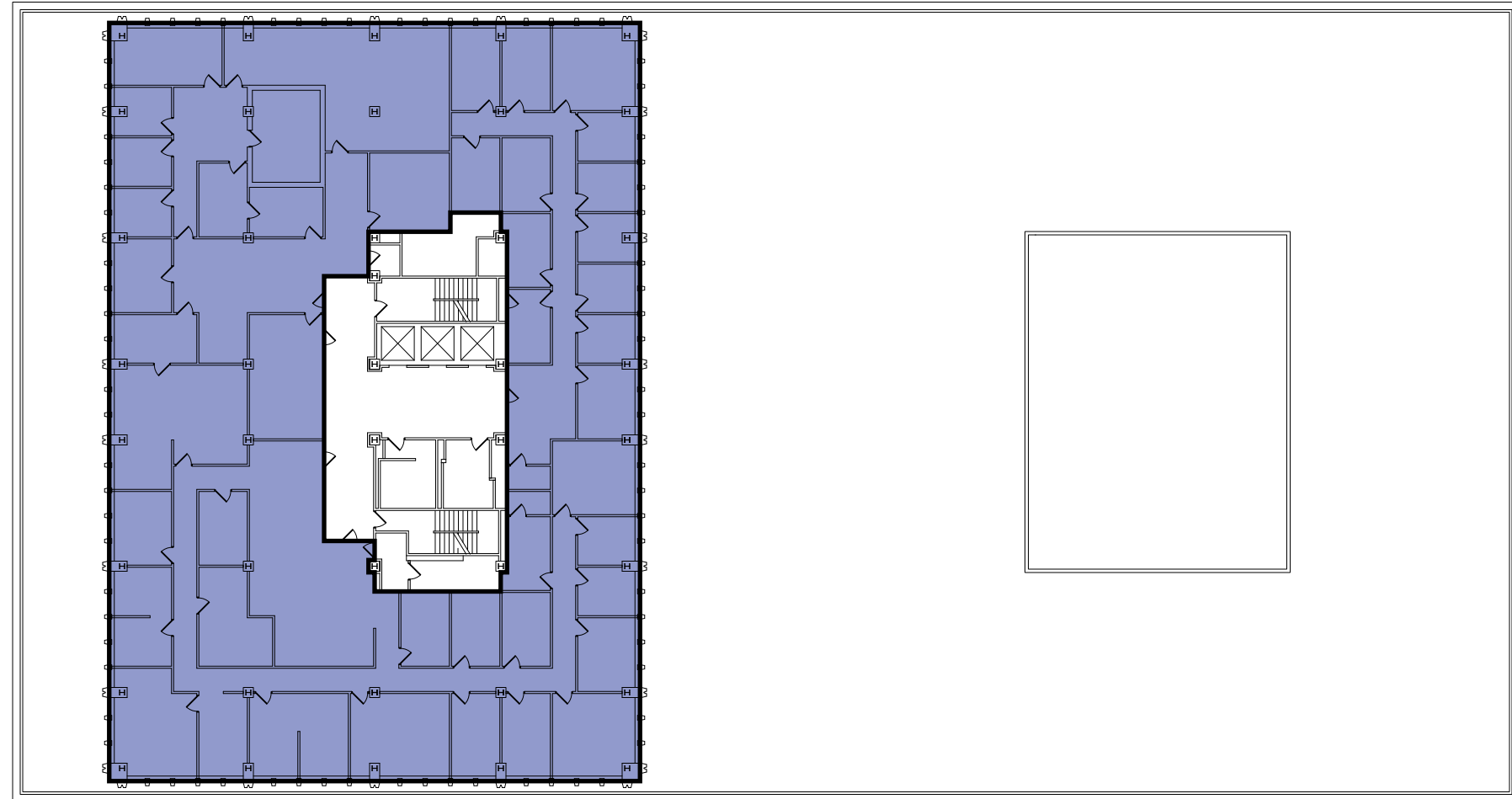


LEGEND

Police 13,000

**TOTAL
(Needed)** 13,000

**TOTAL
(Floor Area)** 15,878.74

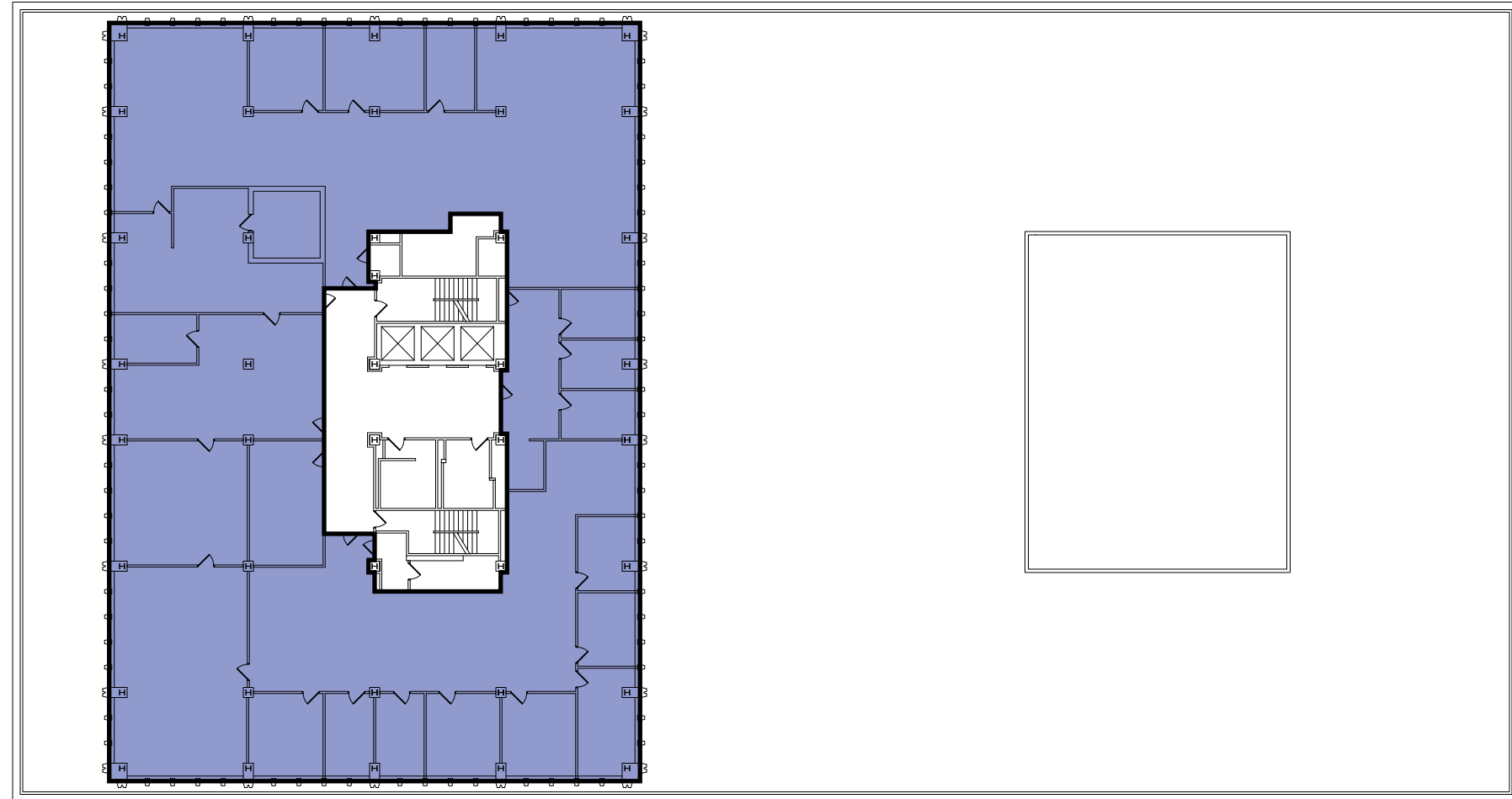


LEGEND

Police 13,000

**TOTAL
(Needed)** 13,000

**TOTAL
(Floor Area)** 15,878.74



0 16' 32' 64'

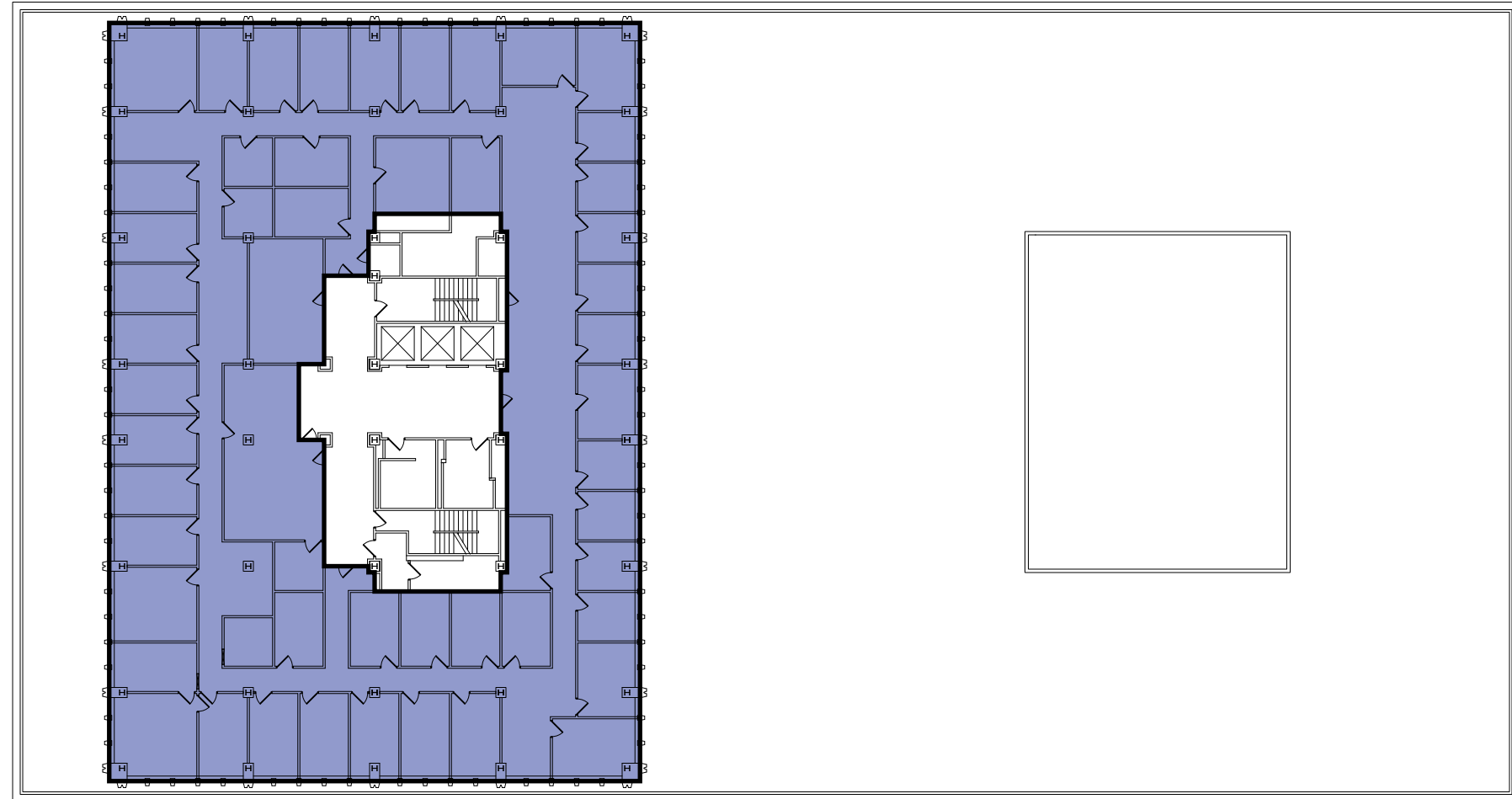


LEGEND


Police 13,000

**TOTAL
(Needed)** 13,000

**TOTAL
(Floor Area)** 15,878.74



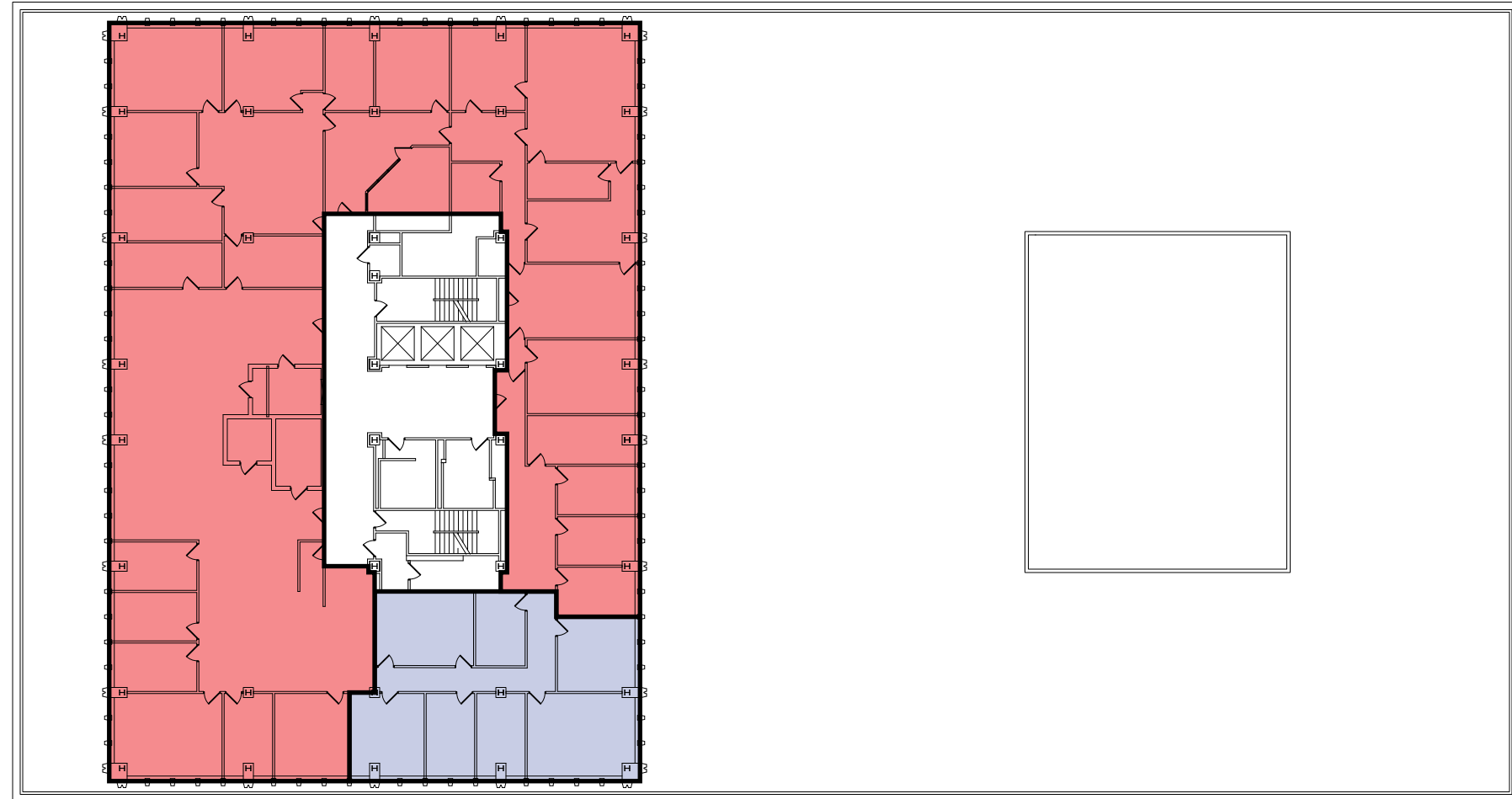
LEGEND

 Fire Department 11,000





 Excess 2,000

TOTAL (Needed) 13,000

TOTAL (Floor Area) 15,878.74

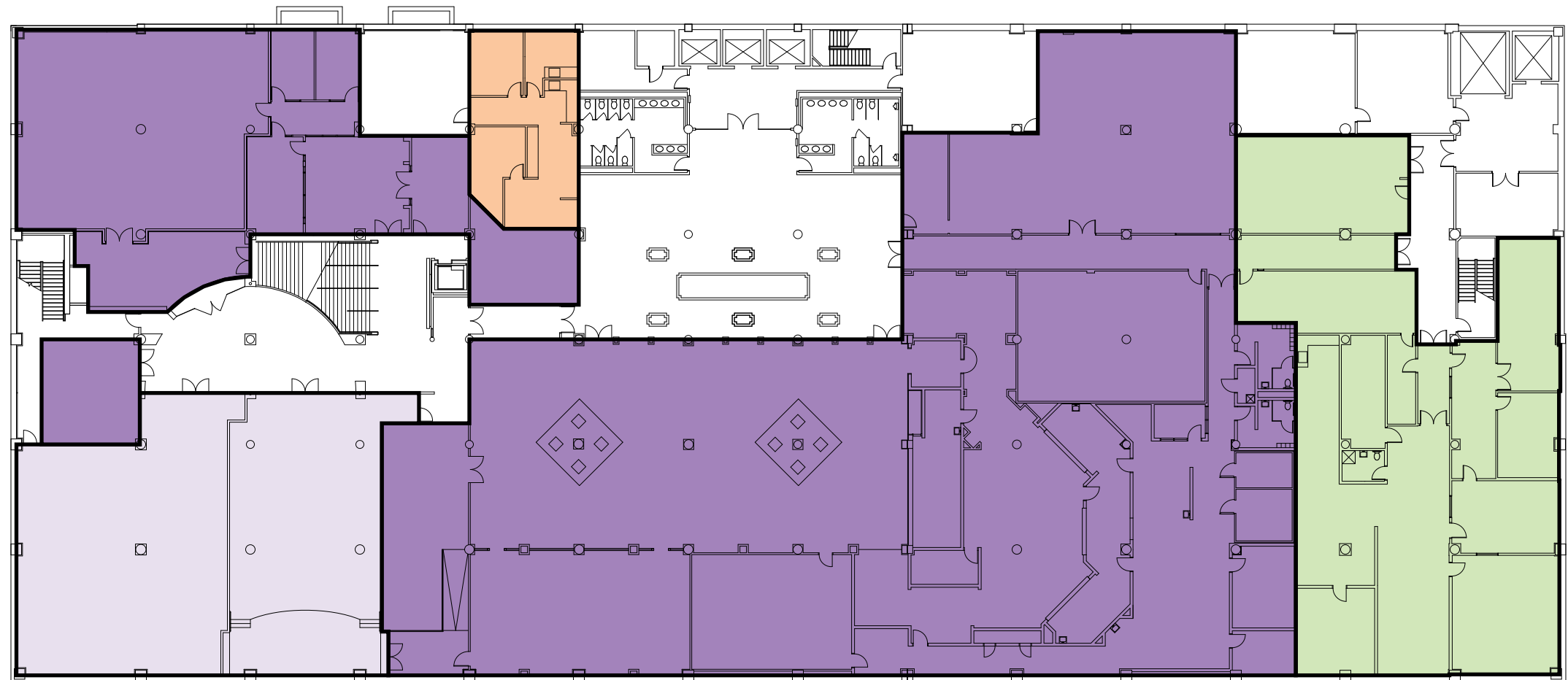


LEGEND





	City Utilities	25,625
	HR Training	950
	Council Chambers/ Com. Court	5,000
	Storage	6,000

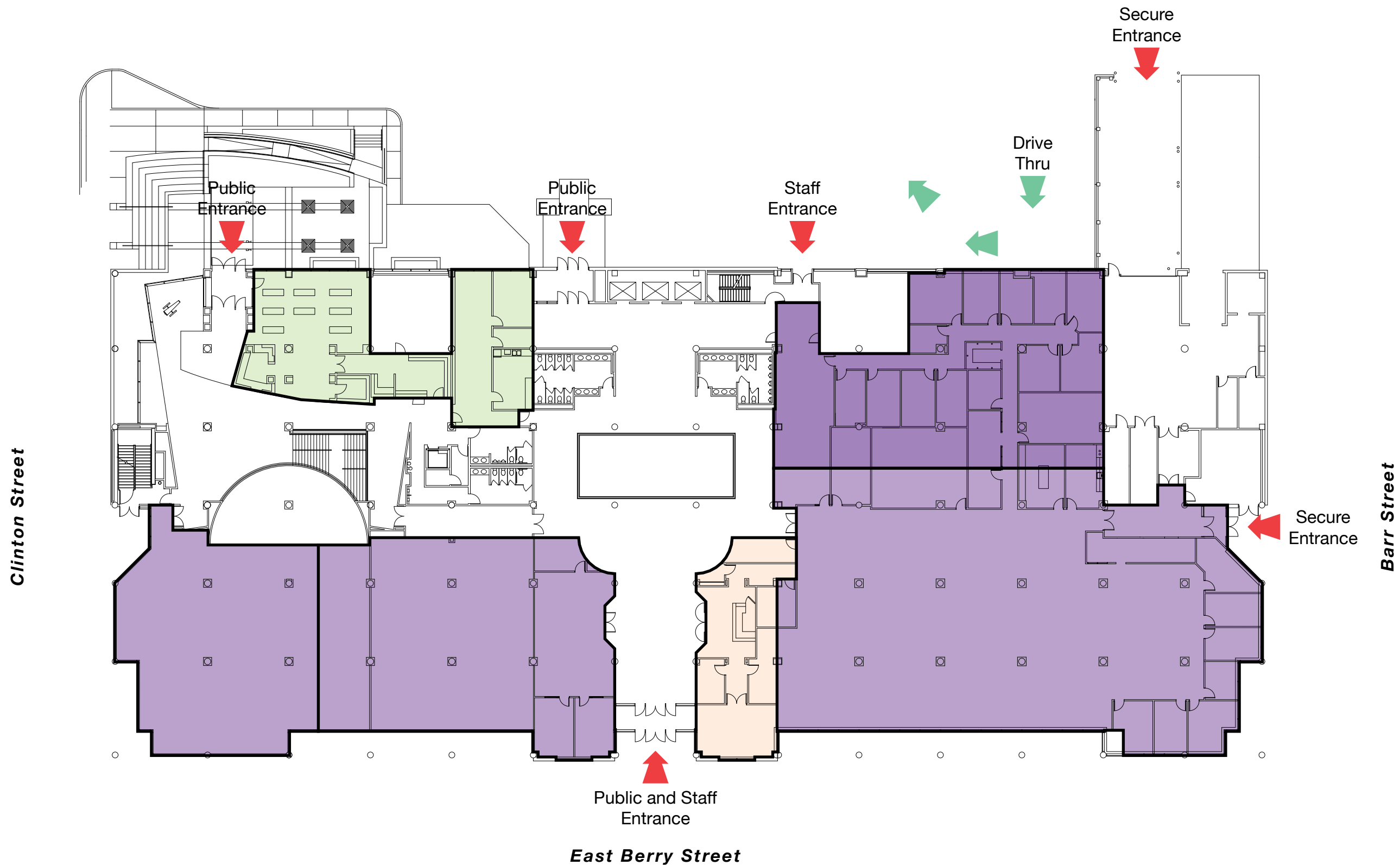
TOTAL (Needed) 37,575

TOTAL (Floor Area) 53,207.30



LEGEND

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

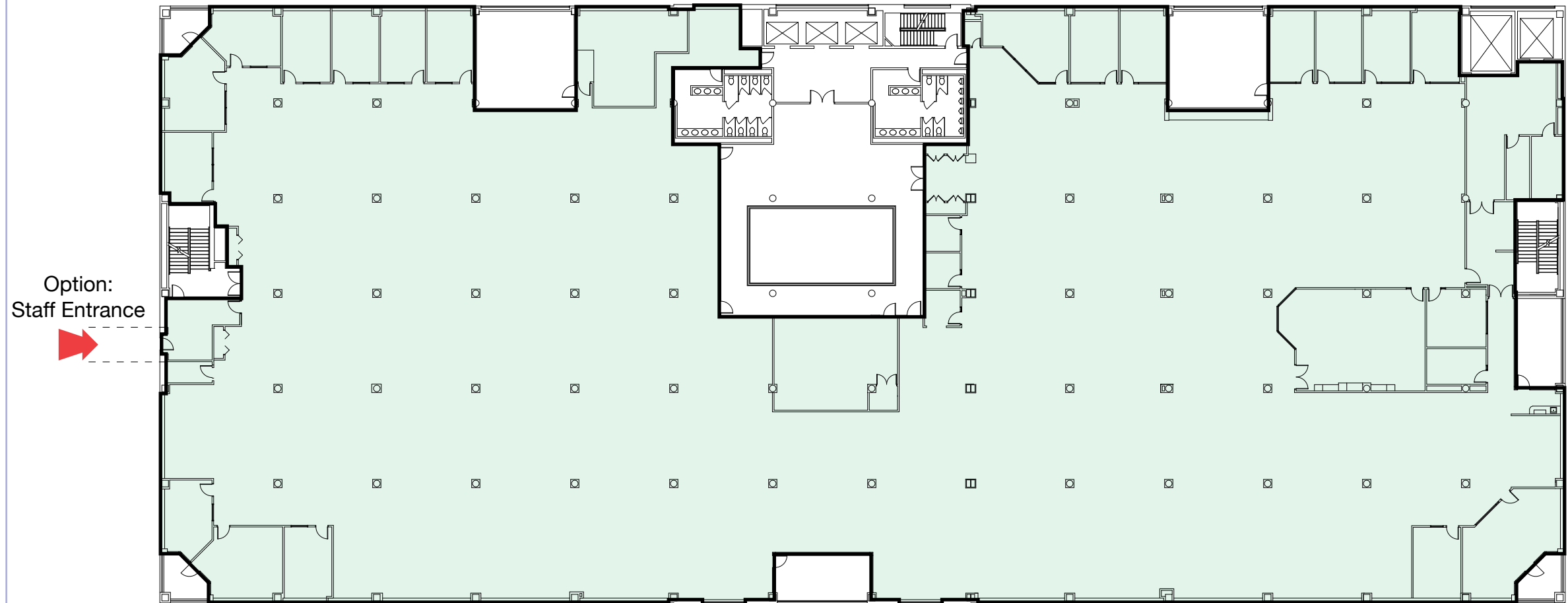


LEGEND

Expanded Development Team 44,000

TOTAL (Needed) 44,000

TOTAL (Floor Area) 53,518.71

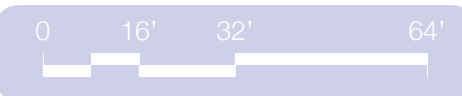
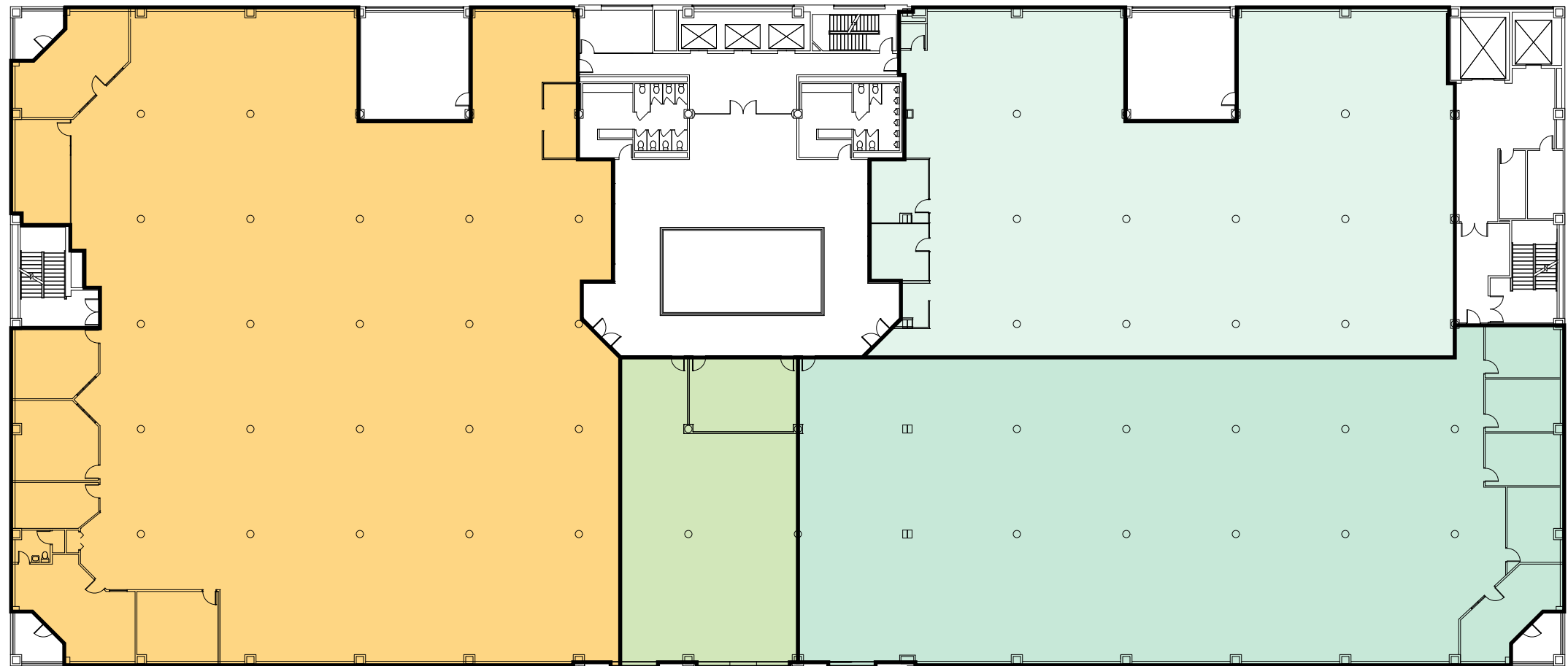


LEGEND

- Internal Services Team 19,450
- Storage 3,300
- Expanded Development Team 9,000
- Development Team 11,800

TOTAL (Needed) 43,550

TOTAL (Floor Area) 53,518.71

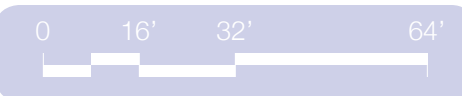
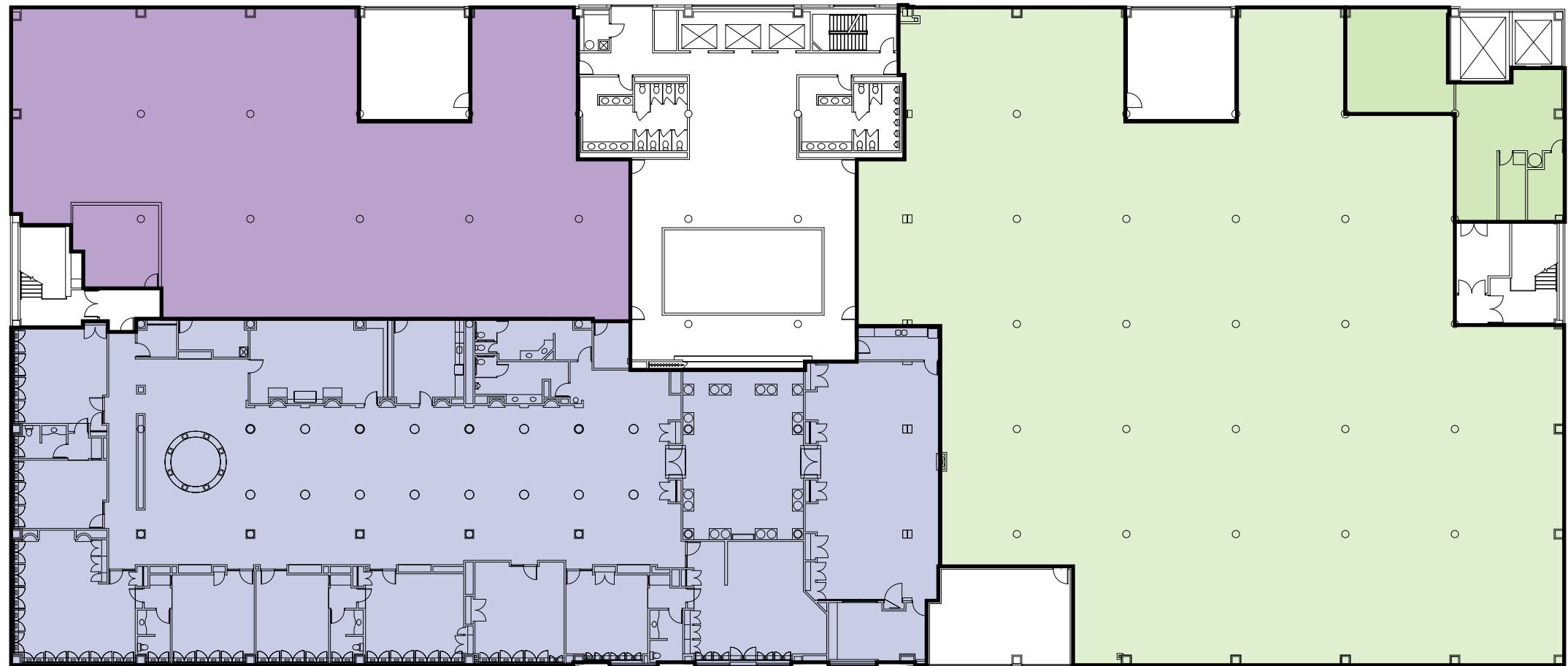


LEGEND

- Independent Functions 9,000
- Management Team 18,475
- Excess 16,000
- Storage 1,200

TOTAL (Needed) 44,675

TOTAL (Floor Area) 53,518.71



Option "A" Pro's and Con's

Pro's

- Drive thru for city utility payments at 200 East Berry
- Larger floor plans at 200 East Berry allow for more contiguous departments
- Multitude of Public/Staff access points at 200 East Berry offers flexibility
- Minimal demolition at 200 East Berry
 - Shorter renovation period
 - more flexibility to create better flow
- Public access to Sheriff and Police at City/County Building is more secure at upper floors
- Sheriff proximity to Courthouse Tunnel to Jail and to Lockup in the City/County Building

Con's

- Police must lease Creighton for longer duration and Courthouse Annex must lease for longer duration
 - Renovate 200 East Berry - 9 Months
 - Move Departments out of City/County Building - 1 Month
 - Renovate City/County Building - 8 Months
- Tax Team double moves unless they remain where they are
- Multitude of Public/Staff access points at 200 East Berry creates confusion/security challenges
- Public accessibility to Sheriff and Police is discouraged due to being on upper floors at City/County Building (although could put a P.S. position on the Ground Floor)
- More difficult to merge/share Police/Sheriff operations due to being spread over so many smaller floor plates at City/County Building
- Police/Sheriff/Fire spread over 8 floors

City-County Building Renovation Levels													
Renovation Classifications (Construction types and scopes)													
Floor	Program	Program	N/W	A	B	C	D	E	F	Total Assigned	Total Unassigned	Available/ Assignable SF	
B	Storage	11000	11000							53500	7108	60608	
	ATOS	6000	5200	800									
	911	6000	6000										
	County Lock-up / Transport	5000	5000										
	Sheriff (Lab/Evidence)	4000					1500	2500					
	Police (Lab/Evidence)	4500					1500	3000					
	Police (other)	17000		5000	12000								
1	Customer Service	6000	6000							23700	10776	34476	
	Tax Team (no relocation)	12700	12700										
	Tax Team (relocated to coucil area)	5000					5000						
2	Omni Room	1750	1750							30550	6484	37034	
	Tax Team (Auditor - relocated)	7200		5200	2000								
	County Coroner	1500		1500									
	County Courthouse Annex	20100			10100	10000							
3	Sheriff's Office	9100		9100						9500	850	10350	
	City Traffic Signal Control	400	400										
4	Sheriff Department	6500		4000	2500					13000	740	13740	
	Police Department	6500		4000	2500								
5	Police Department	13000		7500	5500					13000	740	13740	
6	Police Department	13000		7500	5500					13000	740	13740	
7	Police Department	13000		7500	5500					13000	740	13740	
8	Police Department	13000		13000						13000	740	13740	
9	Fire Department	11000	6500	4500						13000	740	13740	
	Excess Space	2000	2000										
	Roof									0	0	N/A in C-C Building	
Total Renovations based on Scope/Extents			56550	69600	45600	10000	8000	5500	0	195250	29658	224908	
Renovation Classifications and Notes (Construction types and scopes)													
N/W	UnImproved Space		NO WORK						NO WORK				
A	Remodel		No Demo - new flooring and wall finishes						assume carpet / paint unless noted otherwise				
B	Remodel		Minor Demo - new flooring, wall, ceiling finishes						assume carpet / gyp / ACT unless noted otherwise				
C	Renovation		Major Demo - new walls, flooring, ceilings						assume carpet / gyp / ACT unless noted otherwise				
D	Full Tenant Improvement		Total Demo - new walls, floors, systems, ceilings,						assume carpet / gyp / ACT unless noted otherwise				
E	Special Situation		new program spaces such as labs, IT, etc.						See notes				
F	Exterior Roof		Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane										



City-County Building Renovation Levels & Costs												
Total Renovations based on Scope/Extents		56550	69600	45600	10000	8000	5500	0	195250	29658	224908	GS 0
		0/sf	9.40/sf	12.60/sf	23.40/sf	28.50/sf	200/sf	12.50/sf		\$9.40/sf		
Renovations (Construction types and scopes) - See below		N/W	A	B	C	D	E	F				
General trades		\$ -	\$ 654,240	\$ 579,120	\$ 234,000	\$ 228,000	\$ 1,100,000	\$ -		\$ 278,785	\$ 3,074,145	
Sprinkler - Reconfigure Heads Only				\$ 54,720	\$ 12,000	\$ 9,600	\$ 6,600		\$ 66,000	\$ 88,974	\$ 237,894	
Plumbing					\$ 30,000	\$ 24,000	\$ 38,500				\$ 92,500	
HVAC - Reconfigure for New Spaces				\$ 45,600	\$ 120,000	\$ 96,000	\$ 66,000				\$ 327,600	
New Temperature Control System									\$ -	\$ -	\$ -	N/A in C-C Buiding
New Air Handling Units, Fan Coils & Coils									\$ -	\$ -	\$ -	N/A in C-C Buiding
New Cooling Tower - 2ea Cells @ 300 TON									\$ -	\$ -	\$ -	N/A in C-C Buiding
Information Technology											\$ -	N/A in C-C Building
Electrical		\$ 254,475	\$ 313,200	\$ 239,400	\$ 113,000	\$ 140,400	\$ 62,150			\$ 133,461	\$ 1,256,086	
Sub Total											\$ 4,988,225	# /SF
General Conditions										5.0%	249,411	
General Contractor's Overhead & Profit										7.0%	366,635	
Contractor's Payment & Performance Bonds										1.0%	56,043	
Sub Total											\$ 5,660,314	# /SF
Design Contingency										10.0%	566,031	
TOTAL CONSTRUCTION COST											\$ 6,226,345	# /SF
Professional Fees / Soft Costs												
A/E fees, filing, reimbursable, etc		7.00%									\$ 435,844	
TOTAL PROJECT CONSTRUCTION COST											\$ 6,662,189.25	
Renovation Classifications and Notes (Construction types and scopes)												
N/W	UnImproved Space	NO WORK					NO WORK					
A	Remodel	No Demo - new flooring and wall finishes					assume carpet / paint unless noted otherwise					
B	Remodel	Minor Demo - new flooring, wall, ceiling finishes					assume carpet / gyp / ACT unless noted otherwise					
C	Renovation	Major Demo - new walls, flooring, ceilings					assume carpet / gyp / ACT unless noted otherwise					
D	Full Tenant Improvement	Total Demo - new walls, floors, systems, ceilings,					assume carpet / gyp / ACT unless noted otherwise					
E	Special Situation	new program spaces such as labs, IT, etc.					See notes					
F	Exterior Roof	Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane										



200 E Berry Building Renovation Levels													
Renovation Classifications (Construction types and scopes)													
Floor	Program	Program	N/W	A	B	C	D	E	F	Total Assigned	Total Unassigned	Available/ Assignable SF	
B	Storage	6000	6000							37575	12326	49901	
	City Utilities	25625	625	12500	12500								
	Council-Commissioners Chambers	5000	1300		3700								
	H.R Training	950		950									
1	Management Team (Clerk/Council)	2800	2000	800						24650	22312	46962	
	Independent Functions	15650			15650								
	Building Training	1000			1000								
	City Utilities (customer service)	5200		5200									
2	Expanded Development Team	44000		44000						44000	6919	50919	
3	Internal Services Team	19450		19450						45966	4912	50878	
	Storage	2858	2858	2858									
	Expanded Development Team	9000		9000									
	Development Team	11800		11800									
4	Independent Functions	9000			9000					44675	6182	50857	
	Management Team	18475				18475							
	Community Hall (former Exectuive Office Area)	16000	16000										
	Storage	1200	1200										
5	Penthouse (no assignment)	4079	4079							4079	0	4079	
Roof	Re-Roof	47000							47000	47000	0	47000	Roof Tear-off and Replace
			N/W	A	B	C	D	E	F				
Total Renovations based on Scope/Extents			34062	106558	41850	18475	0	0	0	200945	52651	253596	
Renovation Classifications and Notes (Construction types and scopes)													
N/W	UnImproved Space	NO WORK					NO WORK						
A	Remodel	No Demo - new flooring and wall finishes					assume carpet / paint unless noted otherwise						
B	Remodel	Minor Demo - new flooring, wall, ceiling finishes					assume carpet / gyp / ACT unless noted otherwise						
C	Renovation	Major Demo - new walls, flooring, ceilings					assume carpet / gyp / ACT unless noted otherwise						
D	Full Tenant Improvement	Total Demo - new walls, floors, systems, ceilings,					assume carpet / gyp / ACT unless noted otherwise						
E	Special Situation	new program spaces such as labs, IT, etc.					See notes						
F	Exterior Roof	Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane											



200 E Berry Building Renovation Levels & Costs												
Total Renovations based on Scope/Extents		34062	106558	41850	18475	0	0	47000	200945	52651	253596	GS 0
		0/sf	9.40/sf	12.60/sf	23.40/sf	28.50/sf	200/sf	12.50/sf		\$9.40/sf		
Renovations (Construction types and scopes) - See below												
		N/W	A	B	C	D	E	F				
General trades		\$ -	\$ 1,001,645	\$ 531,495	\$ 432,315	\$ -	\$ -	\$ 587,500		\$ 494,919	\$ 3,047,875	
Sprinkler - Reconfigure Heads Only				\$ 50,220	\$ 22,170	\$ -	\$ -		\$ 66,000	\$ 157,953	\$ 296,343	
Plumbing					\$ 55,425	\$ -	\$ -				\$ 55,425	
HVAC - Reconfigure for New Spaces				\$ 41,850	\$ 221,700	\$ -	\$ -				\$ 263,550	
New Temperature Control System									\$ 633,990		\$ 633,990	
New Air Handling Units, Fan Coils & Coils									\$ 507,192		\$ 507,192	
New Cooling Tower - 2ea Cells @ 300 TON										\$ 130,860	\$ 130,860	
New Chillers - 300 TON											\$ 220,000	
Information Technology		\$ 153,279	\$ 479,511	\$ 188,325	\$ 83,138	\$ -	\$ -				\$ 904,253	4.50/nsf
Electrical		\$ 153,279	\$ 188,325	\$ 219,713	\$ 208,768	\$ 50,000	\$ -			\$ 236,930	\$ 1,057,014	
Sub Total											\$ 7,116,501	# /SF
General Conditions										5.0%	355,825	
General Contractor's Overhead & Profit										7.0%	523,063	
Contractor's Payment & Performance Bonds										1.0%	79,954	
Sub Total											\$ 8,075,342	# /SF
Design Contingency										10.0%	807,534	
TOTAL CONSTRUCTION COST											\$ 8,882,877	# /SF
Professional Fees / Soft Costs												
A/E fees, filing, reimbursable, etc		7.00%									\$ 621,801	
TOTAL PROJECT CONSTRUCTION COST											\$ 9,504,677.90	
Renovation Classifications and Notes (Construction types and scopes)												
N/W	Unimproved Space			NO WORK				NO WORK				
A	Remodel			No Demo - new flooring and wall finishes				assume carpet / paint unless noted otherwise				
B	Remodel			Minor Demo - new flooring, wall, ceiling finishes				assume carpet / gyp / ACT unless noted otherwise				
C	Renovation			Major Demo - new walls, flooring, ceilings				assume carpet / gyp / ACT unless noted otherwise				
D	Full Tenant Improvement			Total Demo - new walls, floors, systems, ceilings,				assume carpet / gyp / ACT unless noted otherwise				
E	Special Situation			new program spaces such as labs, IT, etc.				See notes				
F	Exterior Roof			Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane								










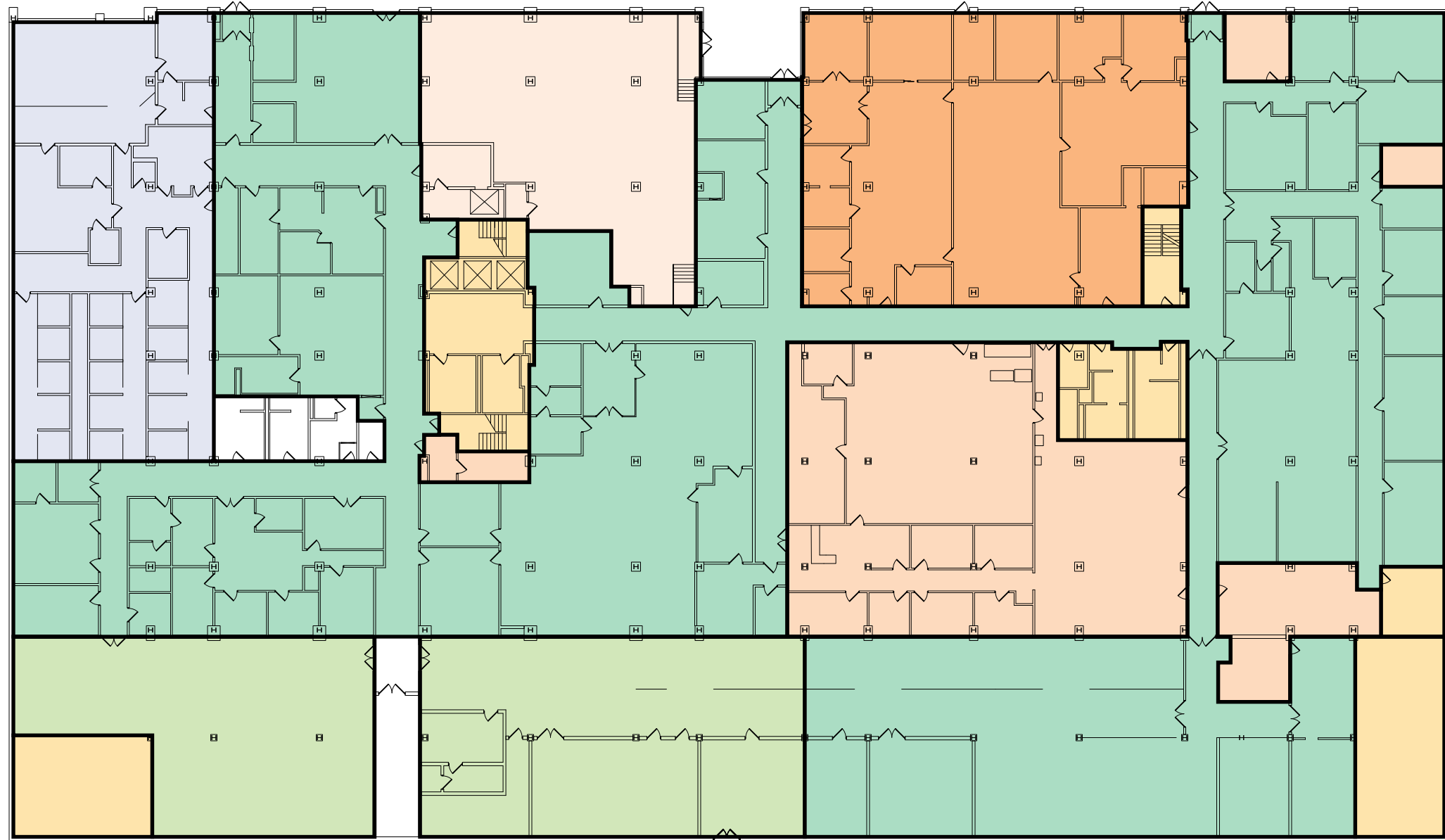
Public Safety at Berry St.

City/County Bldg.



	<u>Square ft.</u>	<u>County</u>	<u>City</u>		<u>Square ft.</u>	<u>County</u>	<u>City</u>
-							
Fort Wayne Police Department	80,000		80,000	Management Team	21,275	7,450	13,825
Sheriff	22,000	22,000		Internal Service Team	19,450	6,825	12,625
Fire Department	11,000		11,000	City Utilites	29,825		29,825
Coroner	1,500	1,500		Other	37,450	34,150	3,300
Development Team	11,800	11,800		Tax Team	24,900	24,900	
Expanded Development Team	52,950	19,700	33,250	911 Communications	6,000	3,400	2,600
Storage	11,000		11,000	City Traffic Control	400		400
Building Training Room	1,000	1,000	-	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	191,250	56,000	135,250	Total Square ft. allocated	191,600	124,375	67,225
Total Square ft. available	215,011			Total Square ft. available	214,496	65%	35%
Excess (Short)	23,761	29%	71%	Excess (Short)	22,896		

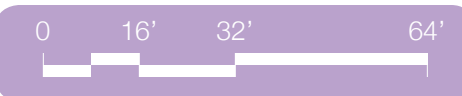
LEGEND

	Independent Functions (ATOS Below)	29,450
	Lockup	5,000
	Mechanical	4,000
	ATOS	7,400
	911	6,000
	Storage	8,150
	Common	3,550
TOTAL (Needed)		63,550
TOTAL (Floor Area)		66,763.33








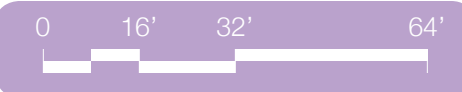
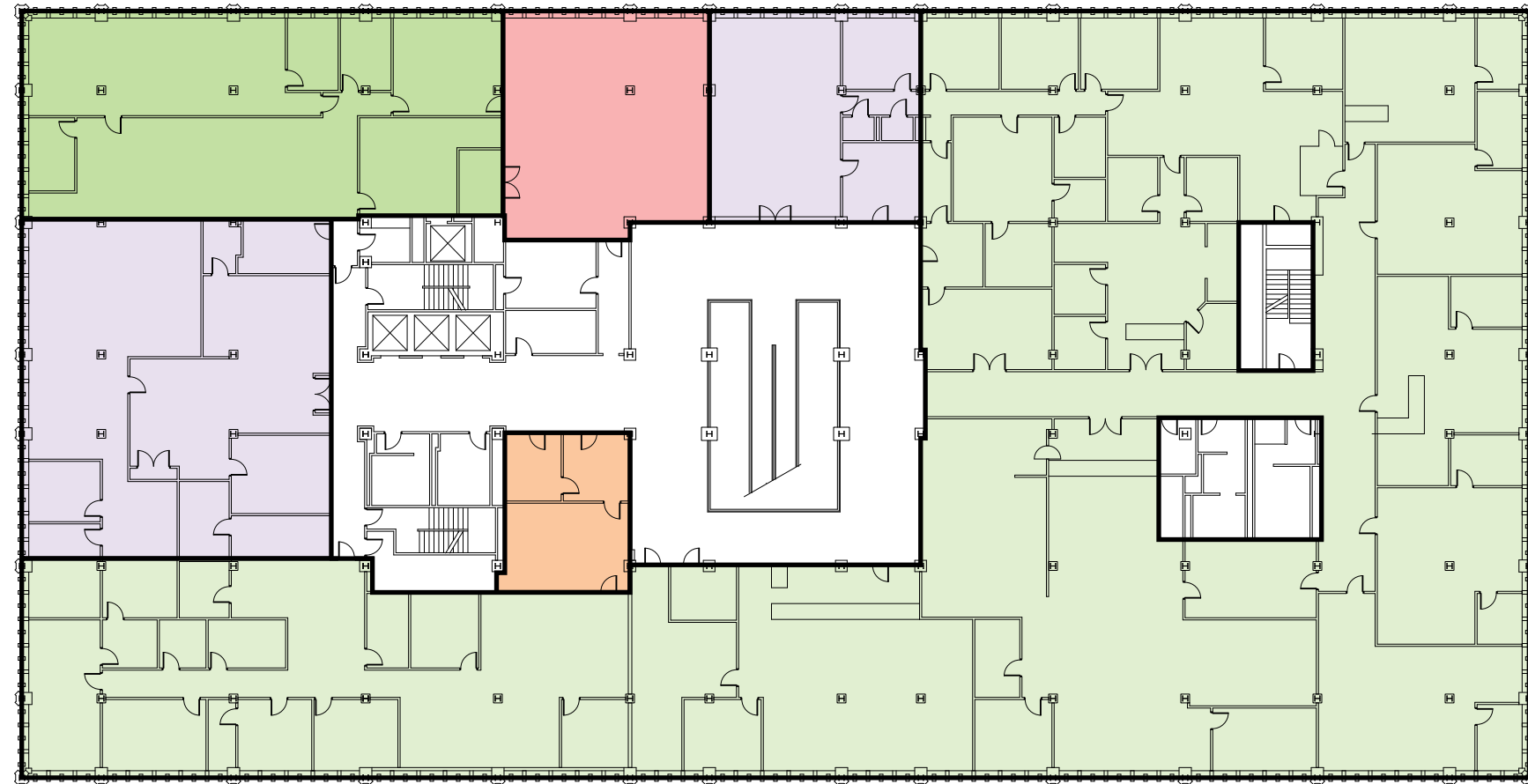
LEGEND

	Customer Service	6,000
	Courthouse Annex	17,700
TOTAL (Needed)		23,700
TOTAL (Floor Area)		37,949.00





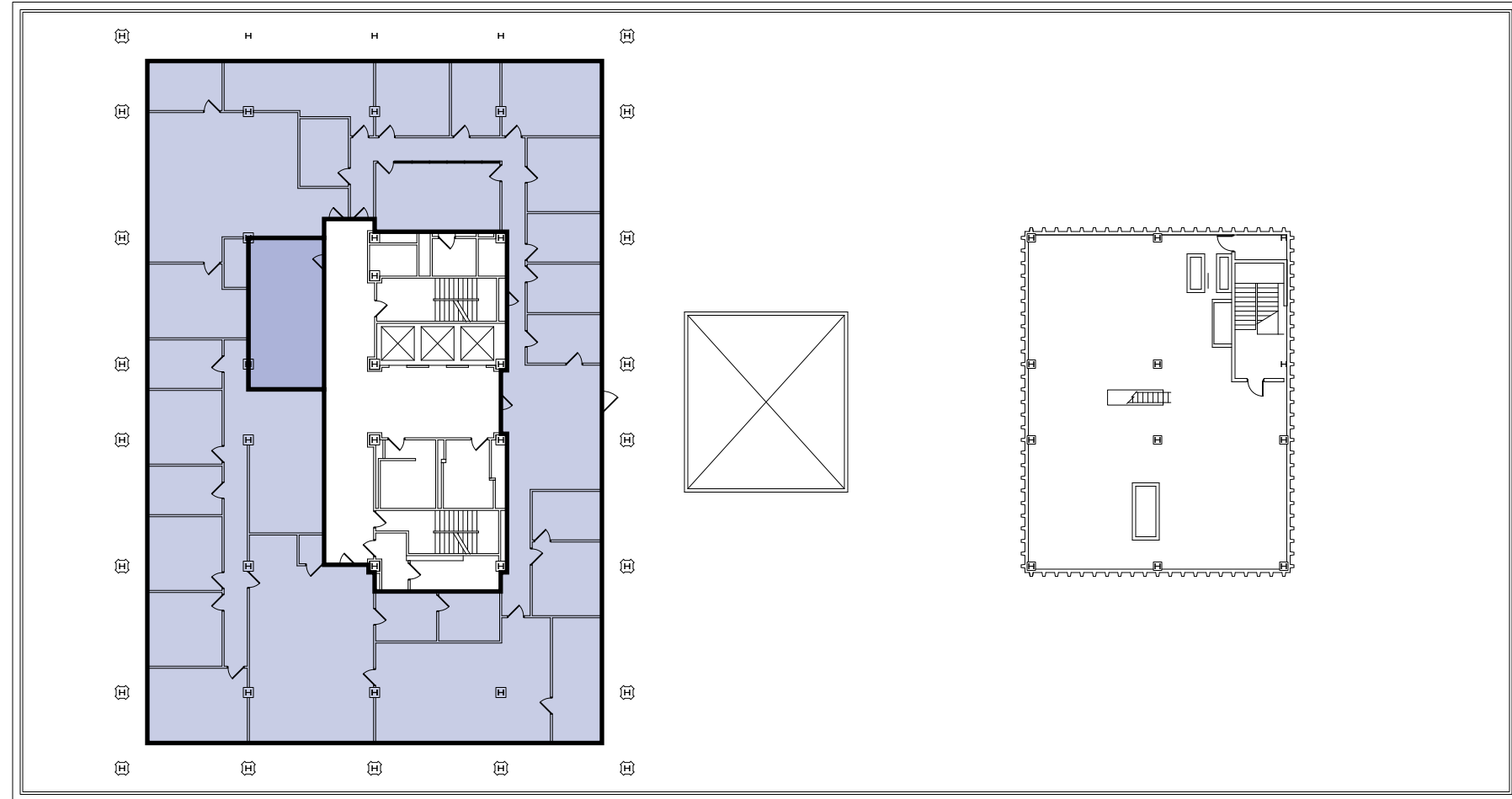
LEGEND

	Courthouse Annex	2,400
	Omni	1,750
	C/C Chambers	5,000
	Management Team	21,275
	HR Training	950
TOTAL (Needed)		31,375
TOTAL (Floor Area)		41,360.39




LEGEND

	Excess	9,500
	City Traffic Control	400
TOTAL (Needed)		9,900
TOTAL (Floor Area)		12,243.92

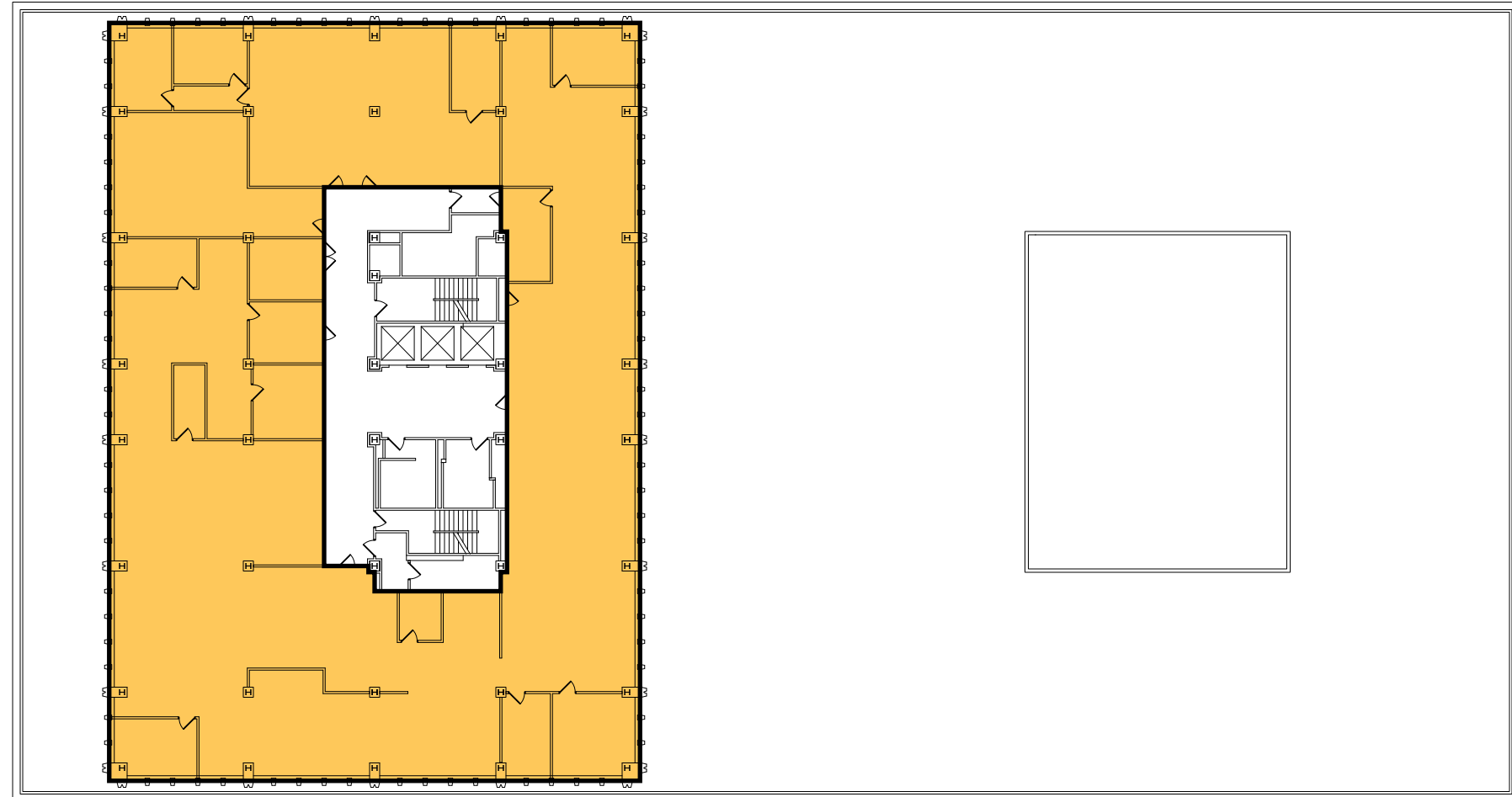


LEGEND


 Tax Team 13,000

**TOTAL
(Needed)** 13,000

**TOTAL
(Floor Area)** 15,878.74



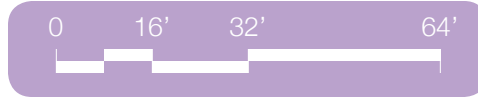
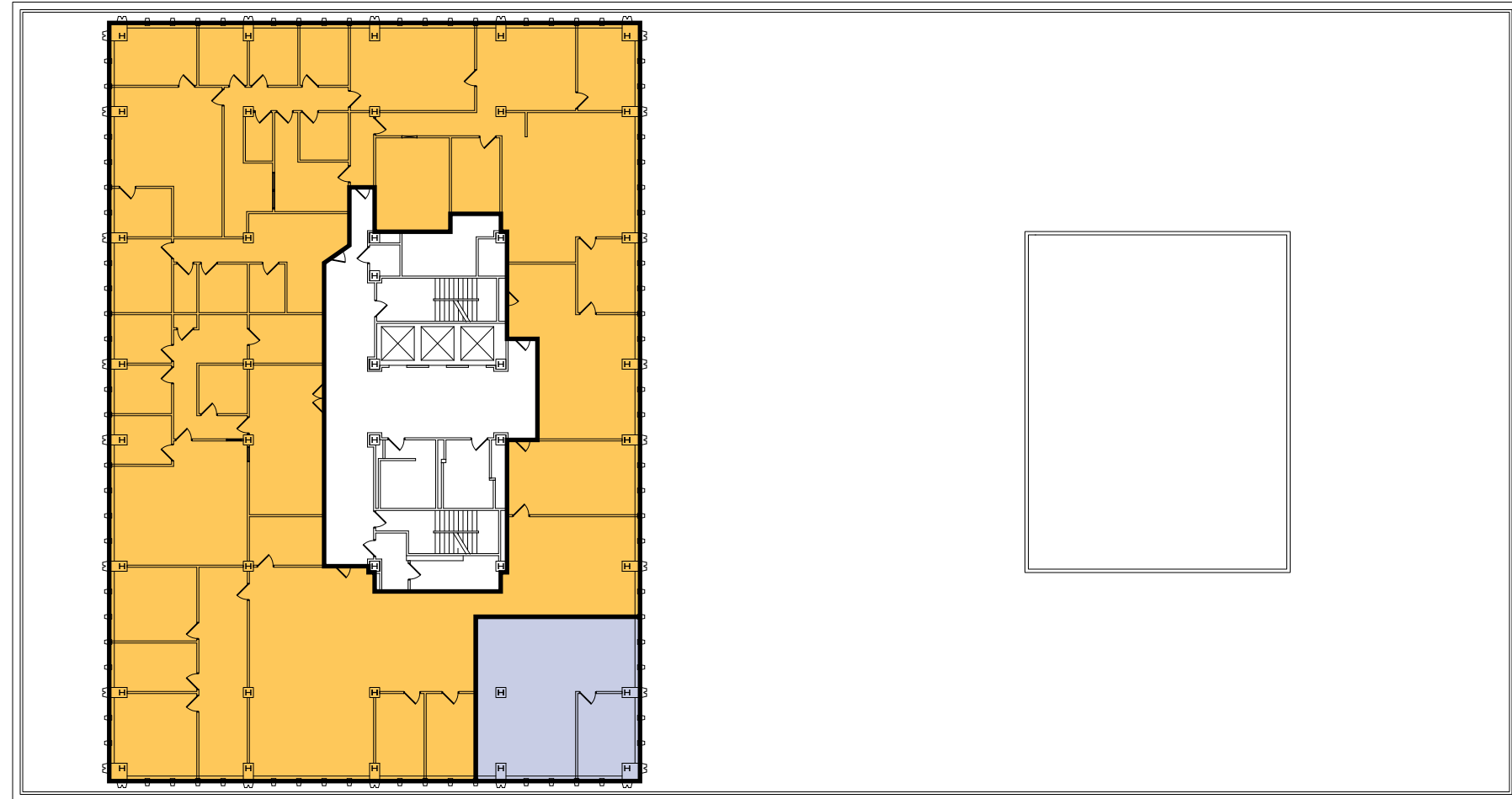
LEGEND

 Tax Team 11,900

 Excess 1,100

TOTAL (Needed) 13,000

TOTAL (Floor Area) 15,878.74

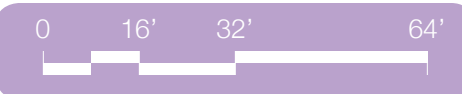
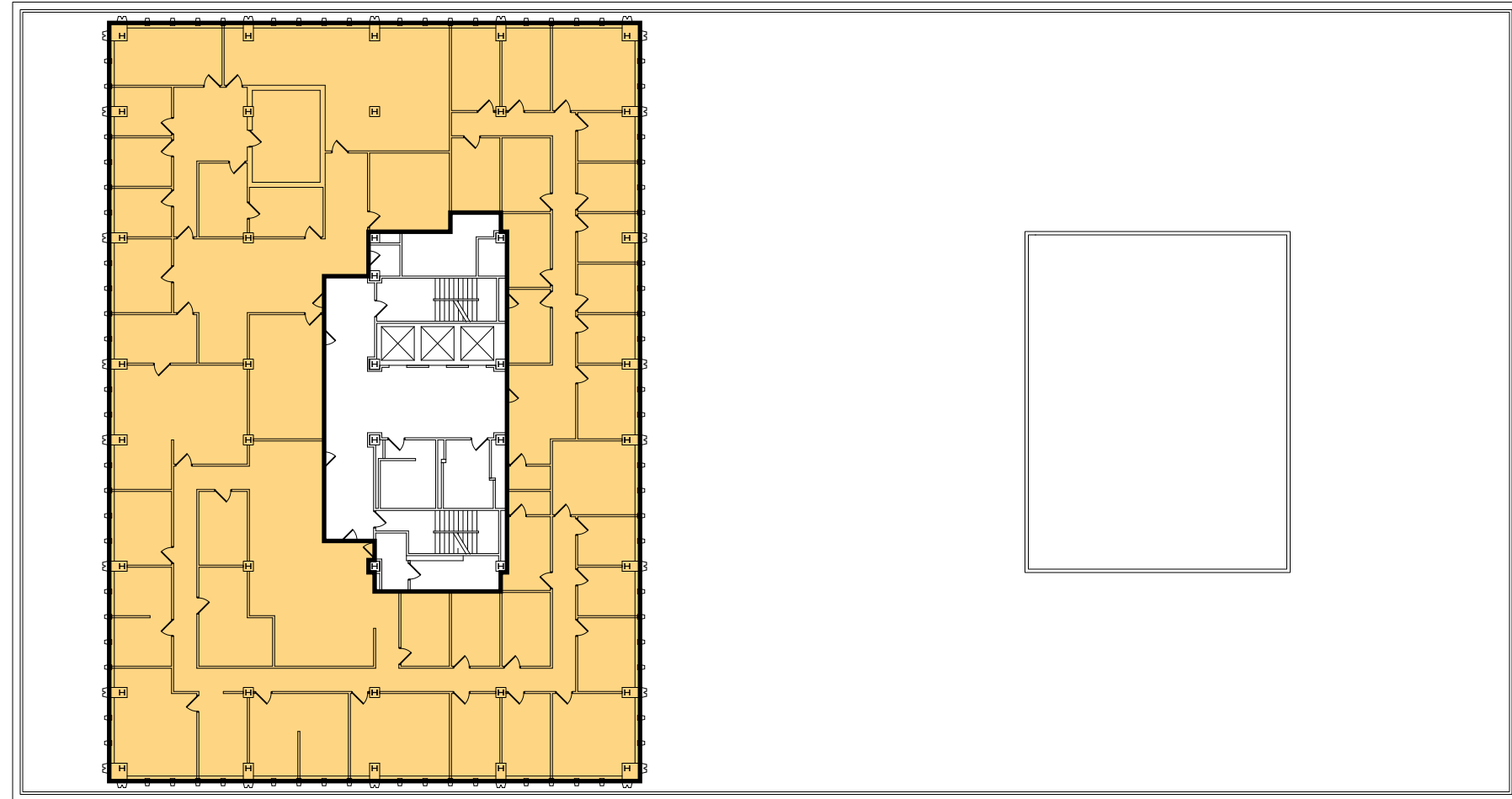


LEGEND




Internal Service 13,000

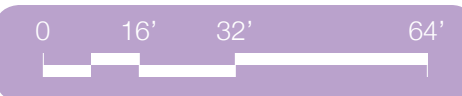
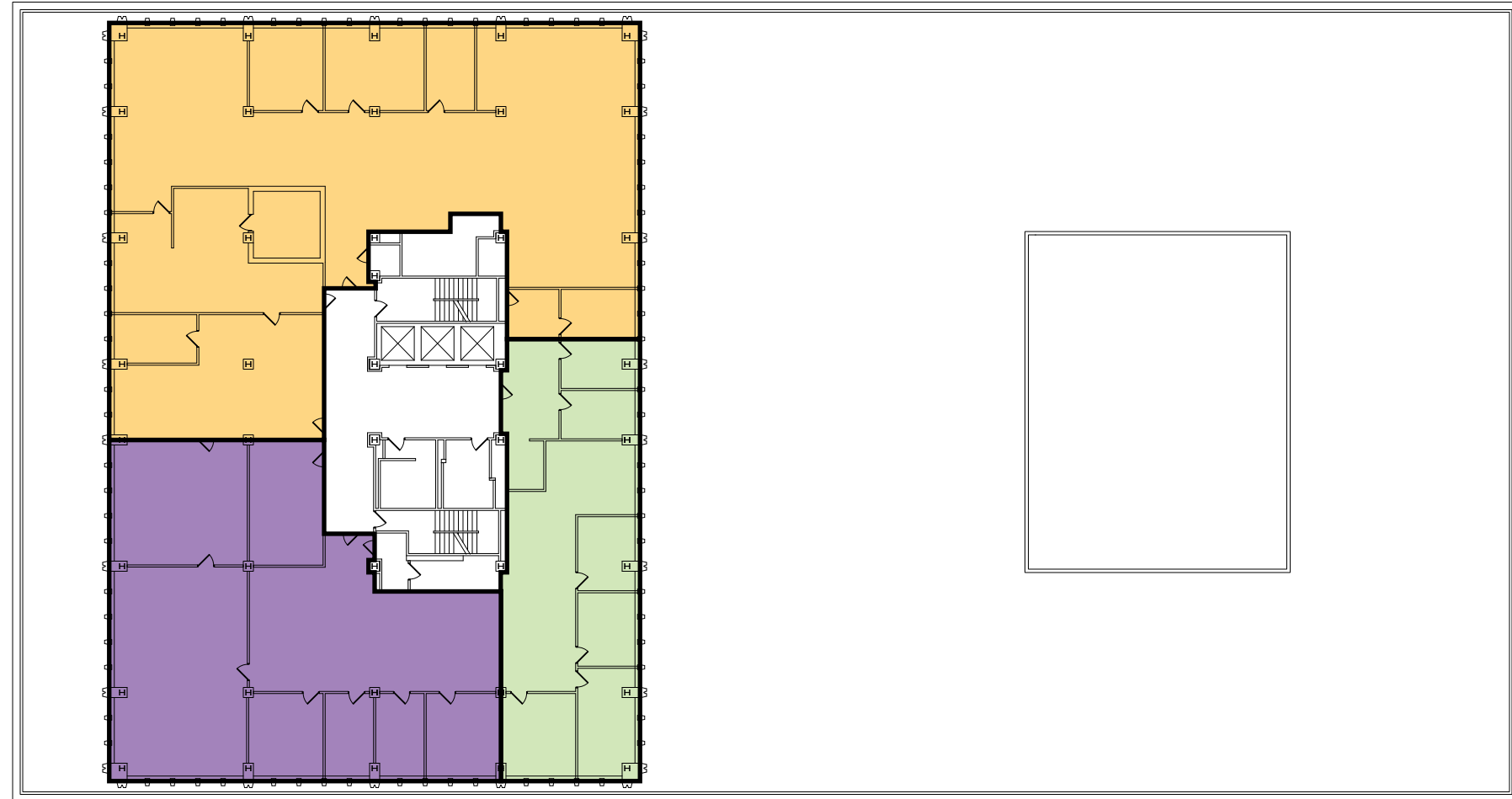
**TOTAL
(Needed)** 13,000

**TOTAL
(Floor Area)** 15,878.74



LEGEND

	Internal Service	6,450
	City Utilities	3,825
	Storage	2,725
	TOTAL (Needed)	13,000
	TOTAL (Floor Area)	15,878.74

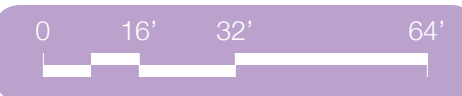
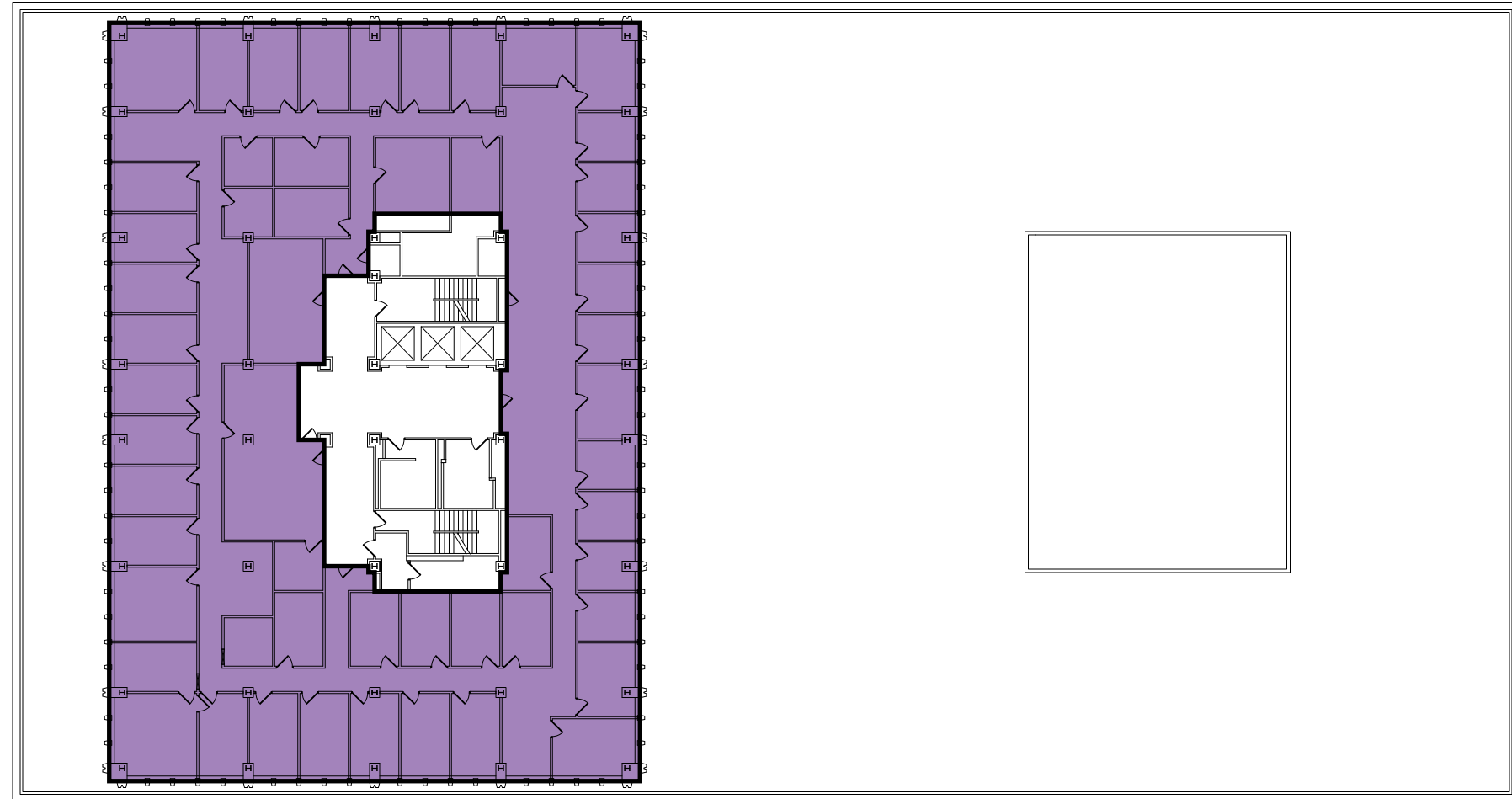


LEGEND

City Utilities 13,000

**TOTAL
(Needed)** 13,000

**TOTAL
(Floor Area)** 15,878.74

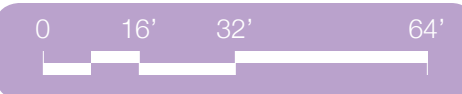
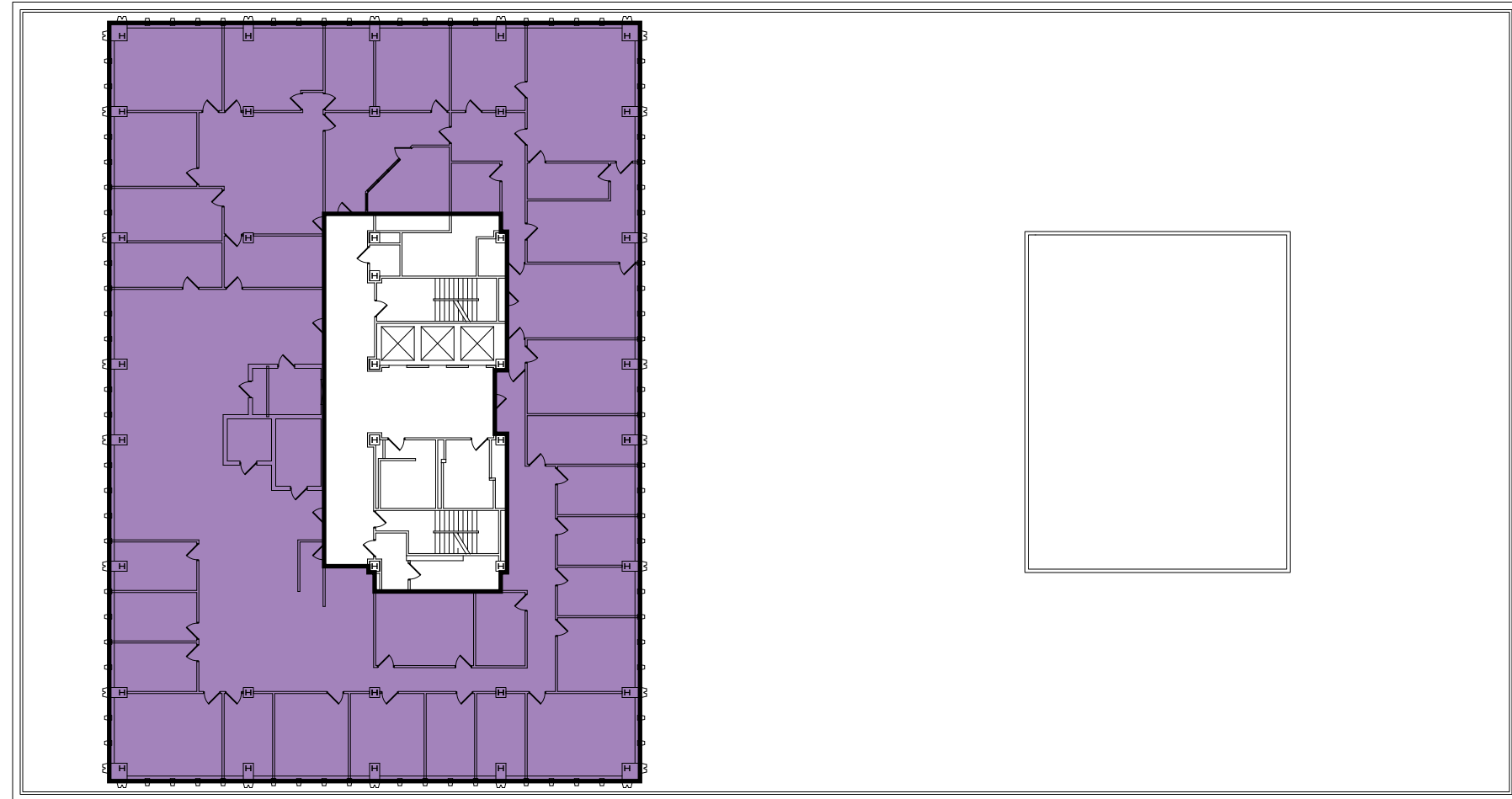


LEGEND




City Utilities 13,000

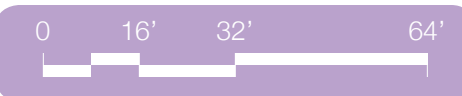
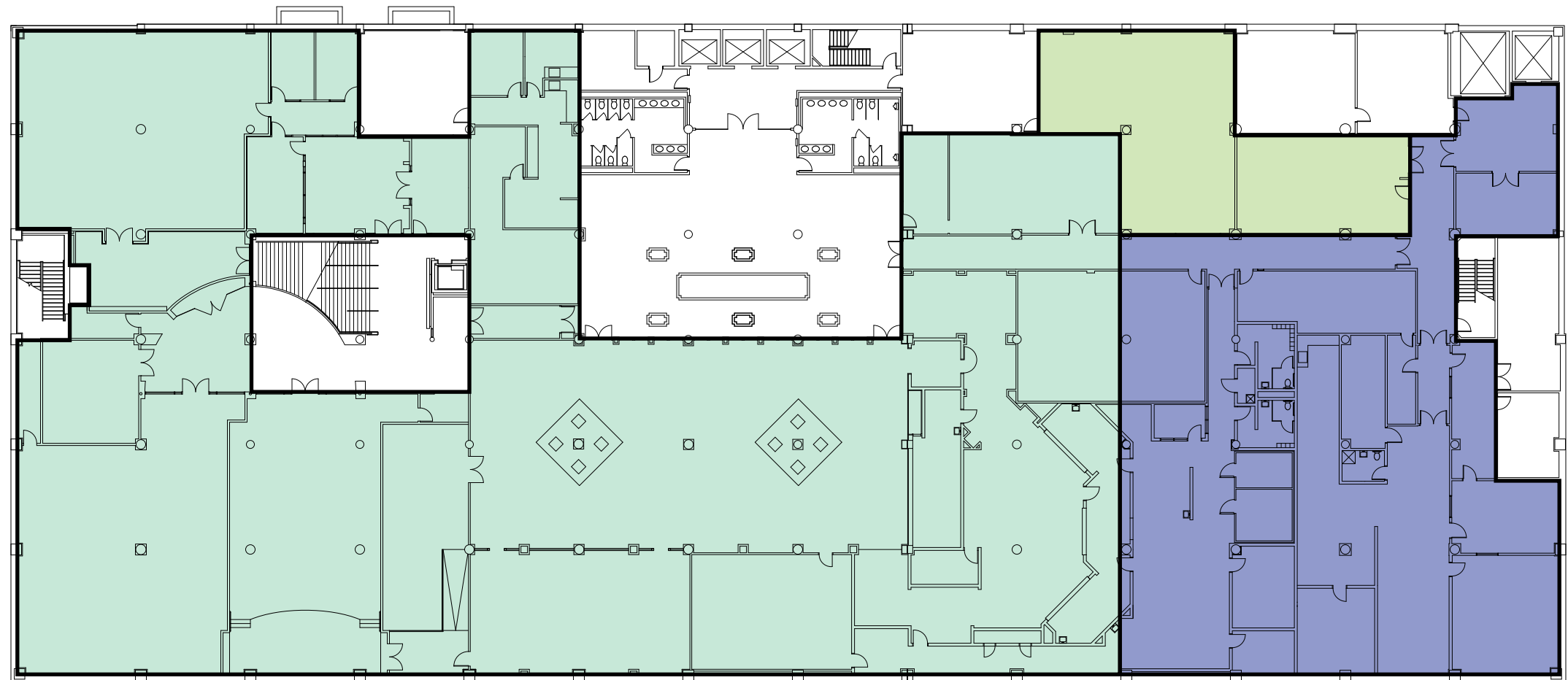
**TOTAL
(Needed)** 13,000

**TOTAL
(Floor Area)** 15,878.74







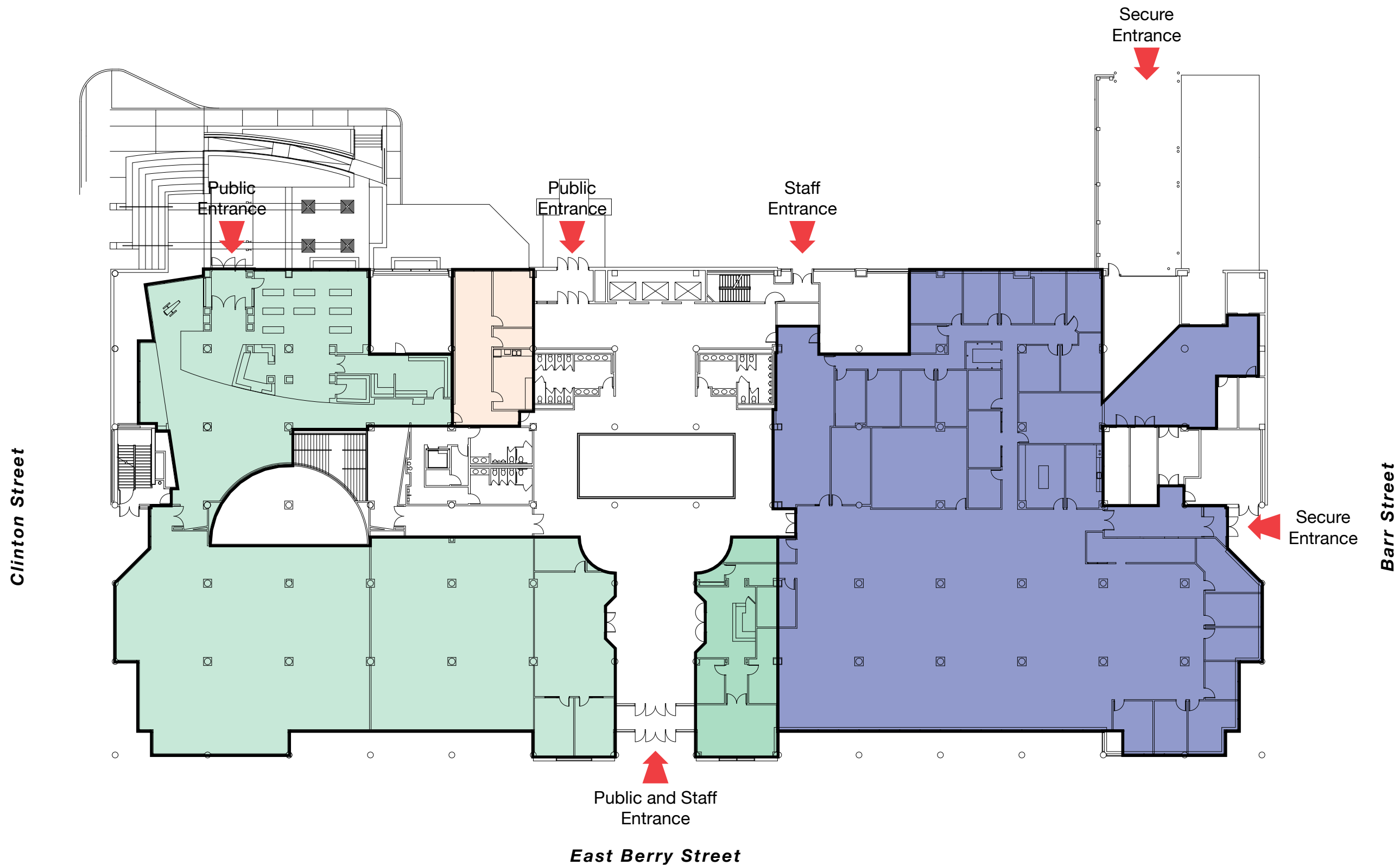
LEGEND

	Dev./Exp. Development Team	21,500
	Storage	2,500
	Police/Sheriff	8,300
TOTAL (Needed)		32,300
TOTAL (Floor Area)		53,207.30





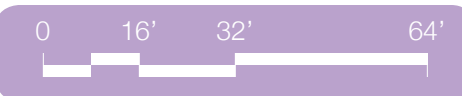
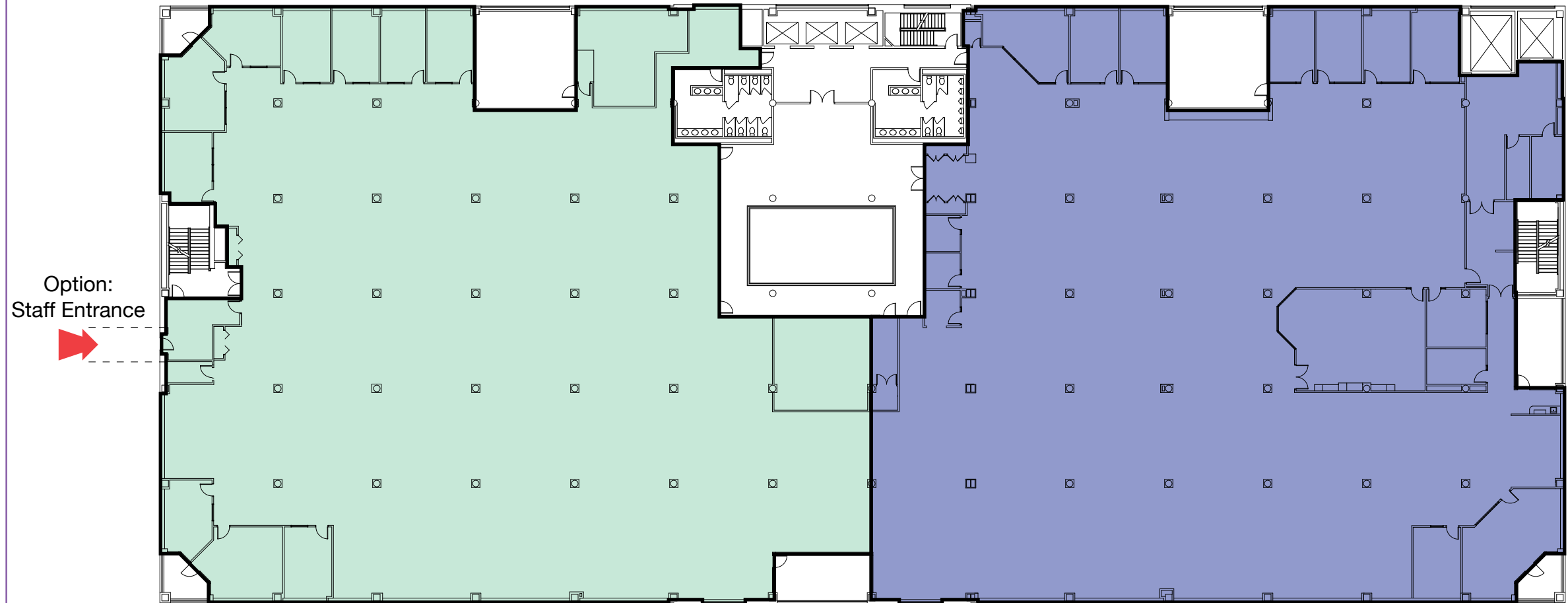
LEGEND

	Dev./Exp. Development Team	16,000
	Building Training	1,000
	Police/Sheriff	8,300
	Coroner	1,500
TOTAL (Needed)		26,800
TOTAL (Floor Area)		51,646.54



LEGEND

	Expanded Development Team	22,250
	Police/Sheriff	24,000
TOTAL (Needed)		46,250
TOTAL (Floor Area)		53,518.71

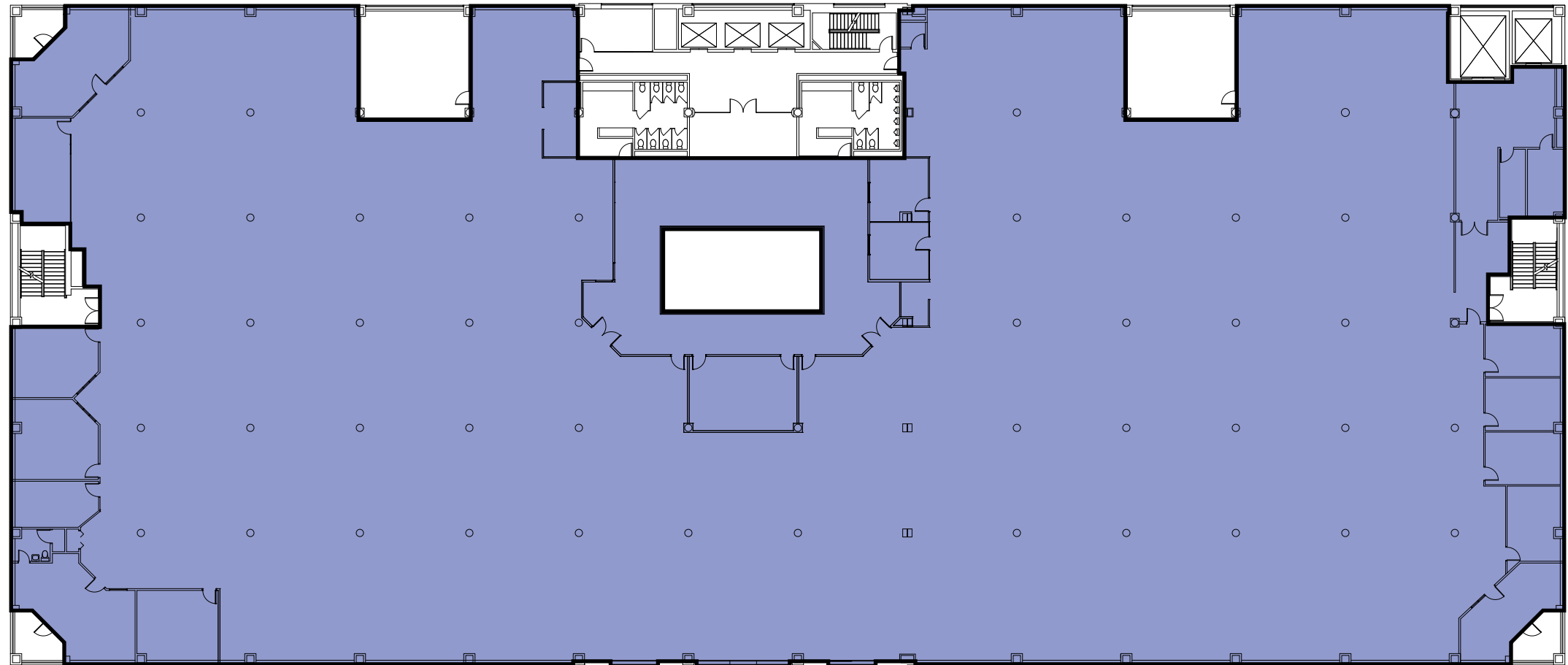


LEGEND





Police/Sheriff 45,000

**TOTAL
(Needed)** 45,000

**TOTAL
(Floor Area)** 53,518.71

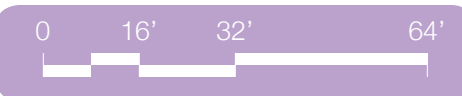
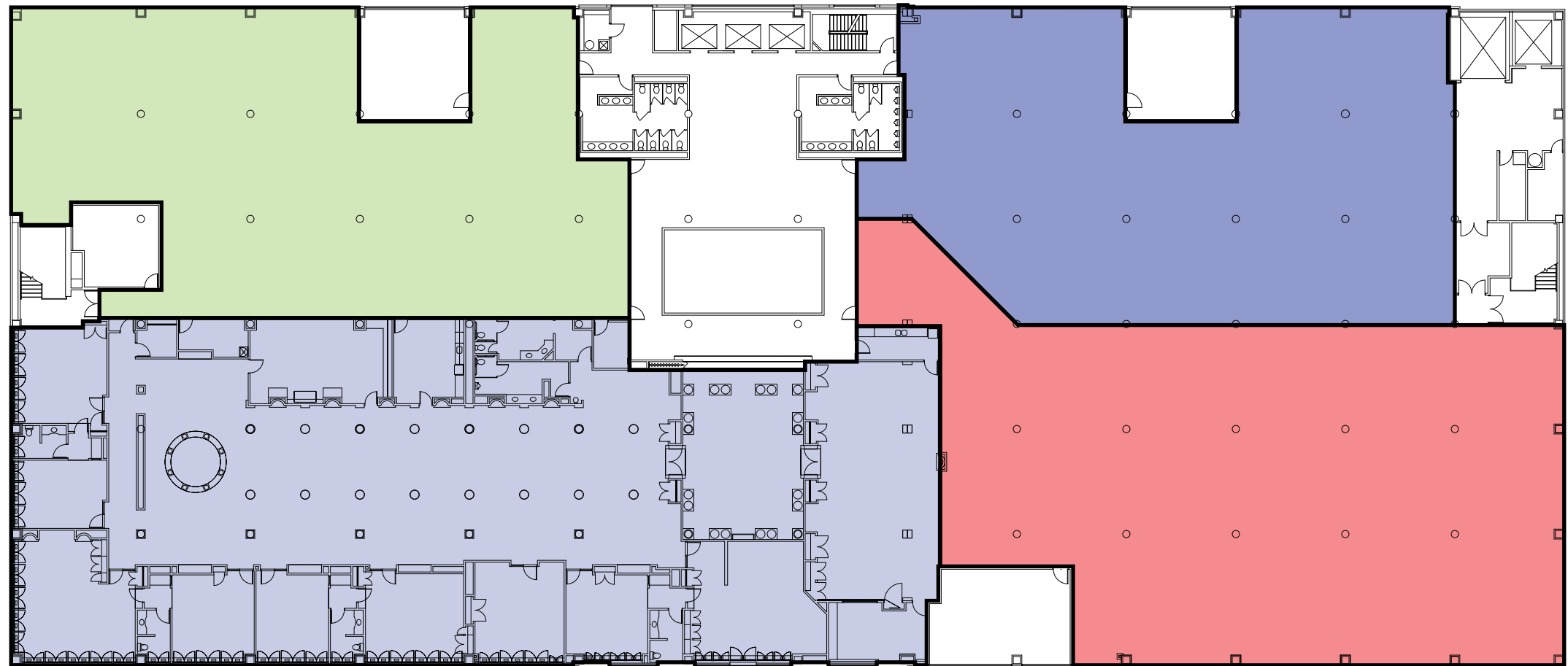


LEGEND

	Fire Department	11,000
	Police/Sheriff	7,700
	Excess	16,000
	Storage	7,300

TOTAL (Needed) 42,000

TOTAL (Floor Area) 53,518.71



Option “B” Pro’s and Con’s

Pro’s

- Better opportunity to merge/share Police/Sheriff operations due to sharing larger floor plates at 200 East Berry
- Public accessibility to Sheriff and Police on Ground Floor better
- Police lease Creighton for shorter duration
 - Renovate 200 East Berry - 8 months
 - Move Police, Sheriff and Fire Department in
 - Move Development Team, Expanded Development Team and Coroner teams in - 1 month
- Potential to concurrently begin renovation of City/County Building if departments moved out to temporary location
- Multitude of Public/Staff access points at 200 East Berry offers flexibility

Con’s

- Sheriff separated from lockup
- Double move of some departments
- If not concurrent, begin renovation of vacated Development Team and Expanded Development Team spaces and phase the balance of the renovation (16 months in addition to 9 months above)
- Multitude of Public/Staff access points at 200 East Berry creates confusion/security challenges

City-County Building Renovation Levels & Costs														
Renovation Classifications (Construction types and scopes)														
Floor	Program	Program	N/W	A	B	C	D	E	F	Total Assigned	Total Unassigned	Available/ Assignable SF	Notes	
B	Storage	8150	8150							56550	4058	60608		
	ATOS	7400	7400											
	911	6000	6000											
	County Lock-up / Transport	5000	5000											
	Independent Functions (relocated)	30000		12500	17500									
1	Customer Service	6000	6000							23700	10776	34476		
	County Courthouse Annex	17700			17700									
2	OMNI Room	1750	1750							31375	5659	37034		
	County Courthouse Annex	2400		2400										
	City-County Chambers	5000	1300				3700							
	Management Team	21275		10000		11275								
	H.R. Training Room	950	950											
3	Excess	9500	9500							9900	450	10350		
	City Traffic Signal Control	400	400											
4	Tax Team	13000		13000						13000	740	13740		
5	Tax Team	11900		11900						13000		13740		
	Excess	1100	1100											
6	Internal Services	13000		13000						13000	740	13740		
7	Internal Services	6450		3000	3450					13000	740	13740		
	Storage	2725	2725											
	City Utilities	3825		3825										
8	City Utilities	13000		13000						13000	740	13740		
9	City Utilities	13000		13000						13000	740	13740		
	Roof									0	0		N/A in C-C Building	
Total Renovations based on Scope/Extents			50275	95625	38650	11275	3700	0	0	199525	25383	224908		
Renovation Classifications and Notes (Construction types and scopes)														
N/W	UnImproved Space		NO WORK					NO WORK						
A	Remodel		No Demo - new flooring and wall finishes					assume carpet / paint unless noted otherwise						
B	Remodel		Minor Demo - new flooring, wall, ceiling finishes					assume carpet / gyp / ACT unless noted otherwise						
C	Renovation		Major Demo - new walls, flooring, ceilings					assume carpet / gyp / ACT unless noted otherwise						
D	Full Tenant Improvement		Total Demo - new walls, floors, systems, ceilings,					assume carpet / gyp / ACT unless noted otherwise						
E	Special Situation		new program spaces such as labs, IT, etc.					See notes						
F	Exterior Roof		Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane											

City-County Building Renovation Levels & Costs													
Total Renovations based on Scope/Extents		50275	95625	38650	11275	3700	0	0	199525	25383	224908	GS	0
		0/sf	9.40/sf	12.60/sf	23.40/sf	28.50/sf	200/sf	12.50/sf		9.40/sf			
Renovations (Construction types and scopes) - See below													
		N/W	A	B	C	D	E	F					
General trades		\$ -	\$ 898,875	\$ 490,855	\$ 263,835	\$ 105,450	\$ -	\$ -		\$ 238,600	\$ 1,997,615		
Sprinkler - Reconfigure Heads Only				\$ 46,380	\$ 13,530	\$ 4,440	\$ -		\$ 66,000	\$ 76,149	\$ 206,499		
Plumbing					\$ 33,825	\$ 11,100	\$ -				\$ 44,925		
HVAC - Reconfigure for New Spaces				\$ 38,650	\$ 135,300	\$ 44,400	\$ -				\$ 218,350		
New Temperature Control System									\$ -		\$ -		N/A in C-C Buiding
New Air Handling Units, Fan Coils & Coils									\$ -		\$ -		N/A in C-C Buiding
New Cooling Tower - 2ea Cells @ 300 TON									\$ -		\$ -		N/A in C-C Buiding
Information Technology											\$ -		N/A in C-C Building
Electrical		\$ 226,238	\$ 430,313	\$ 202,913	\$ 127,408	\$ 91,810	\$ -			\$ 114,224	\$ 1,192,904		
Sub Total											\$ 3,660,293	# /SF	
General Conditions										5.0%	183,015		
General Contractor's Overhead & Profit										7.0%	269,032		
Contractor's Payment & Performance Bonds										1.0%	41,123		
Sub Total											\$ 4,153,462	# /SF	
Design Contingency										10.0%	415,346		
TOTAL CONSTRUCTION COST											\$ 4,568,808	# /SF	
Professional Fees / Soft Costs													
A/E fees, filing, reimbursable, etc		7.00%									\$ 319,817		
TOTAL PROJECT CONSTRUCTION COST											\$ 4,888,625.05		
Renovation Classifications and Notes (Construction types and scopes)													
N/W	UnImproved Space	NO WORK						NO WORK					
A	Remodel	No Demo - new flooring and wall finishes						assume carpet / paint unless noted otherwise					
B	Remodel	Minor Demo - new flooring, wall, ceiling finishes						assume carpet / gyp / ACT unless noted otherwise					
C	Renovation	Major Demo - new walls, flooring, ceilings						assume carpet / gyp / ACT unless noted otherwise					
D	Full Tenant Improvement	Total Demo - new walls, floors, systems, ceilings,						assume carpet / gyp / ACT unless noted otherwise					
E	Special Situation	new program spaces such as labs, IT, etc.						See notes					
F	Exterior Roof	Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane											

200 E Berry Building Renovation Levels													
Renovation Classifications (Construction types and scopes)													
Floor	Program	Program	N/W	A	B	C	D	E	F	Total Assigned	Total Unassigned	Available/ Assignable SF	
B	Storage	2700	2700							32500	17401	49901	
	Police / Sheriff Lab & Evidence	8300					3000	5300					
	Development / Expanded Development	21500	2000	8000	7000	4500							
1	Police / Sheriff	17000		17000						35500	11462	46962	
	County Coroner	1500	750	750									
	Development / Expanded Development	16000	6000		3000	7000							
	Building Training	1000		1000									
2	Police / Sheriff	24000		24000						46250	4669	50919	
	Development / Expanded Development	22250		22250									
3	Police / Sheriff	45000		45000						45000	5878	50878	
4	Storage	8300	8300							43000	7857	50857	
	Police / Sheriff	7700				7700							
	Fire Department	11000			3000	8000							
	Community Hall (former Executive Office Area)	16000	16000										
5	Penthouse (no assignment)									0	4079	4079	
Roof	Re-Roof	47000							47000	47000	0	47000	Roof Tear-off and Replace
Total Renovations based on Scope/Extents			35750	118000	13000	27200	3000	5300		202250	51346	253596	
Renovation Classifications and Notes (Construction types and scopes)													
N/W	UnImproved Space	NO WORK						NO WORK					
A	Remodel	No Demo - new flooring and wall finishes						assume carpet / paint unless noted otherwise					
B	Remodel	Minor Demo - new flooring, wall, ceiling finishes						assume carpet / gyp / ACT unless noted otherwise					
C	Renovation	Major Demo - new walls, flooring, ceilings						assume carpet / gyp / ACT unless noted otherwise					
D	Full Tenant Improvement	Total Demo - new walls, floors, systems, ceilings,						assume carpet / gyp / ACT unless noted otherwise					
E	Special Situation	new program spaces such as labs, IT, etc.						See notes					
F	Exterior Roof	Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane											

200 E Berry Building Renovation Levels & Costs												
Total Renovations based on Scope/Extents		35750	118000	13000	27200	3000	5300	47000	202250	51346	253596	GS 0
		0/sf	9.40/sf	12.60/sf	23.40/sf	28.50/sf	200/sf	12.50/sf		\$9.40/sf		
Renovations (Construction types and scopes) - See below		N/W	A	B	C	D	E	F				
General trades		\$ -	\$ 1,109,200	\$ 165,100	\$ 636,480	\$ 85,500	\$ 1,060,000	\$ 587,500		\$ 482,652	\$ 4,126,432	
Sprinkler - Reconfigure Heads Only				\$ 15,600	\$ 32,640	\$ 3,600	\$ 6,360		\$ 66,000	\$ 154,038	\$ 278,238	
Plumbing					\$ 81,600	\$ 9,000	\$ 37,100				\$ 127,700	
HVAC - Reconfigure for New Spaces				\$ 13,000	\$ 326,400	\$ 36,000	\$ 63,600				\$ 439,000	
New Temperature Control System									\$ 633,990		\$ 633,990	
New Air Handling Units, Fan Coils & Coils									\$ 507,192		\$ 507,192	
New Cooling Tower - 2ea Cells @ 300 TON										\$ 130,860	\$ 130,860	
New Chillers - 300 TON											\$ 220,000	
Information Technology		\$ 160,875	\$ 531,000	\$ 58,500	\$ 122,400	\$ 13,500	\$ 23,850				\$ 910,125	4.50/nsf (Brenner)
Electrical		\$ 160,875	\$ 413,000	\$ 68,250	\$ 307,360	\$ 83,900	\$ 59,890			\$ 231,057	\$ 1,324,332	
Sub Total											\$ 8,697,869	# /SF
General Conditions										5.0%	434,893	
General Contractor's Overhead & Profit										7.0%	639,293	
Contractor's Payment & Performance Bonds										1.0%	97,721	
Sub Total											\$ 9,869,777	# /SF
Design Contingency										10.0%	986,978	
TOTAL CONSTRUCTION COST											\$ 10,856,755	# /SF
Professional Fees / Soft Costs												
A/E fees, filing, reimbursable, etc		7.00%									\$ 759,973	
TOTAL PROJECT CONSTRUCTION COST											\$ 11,616,727.33	
Renovation Classifications and Notes (Construction types and scopes)												
N/W	UnImproved Space	NO WORK					NO WORK					
A	Remodel	No Demo - new flooring and wall finishes					assume carpet / paint unless noted otherwise					
B	Remodel	Minor Demo - new flooring, wall, ceiling finishes					assume carpet / gyp / ACT unless noted otherwise					
C	Renovation	Major Demo - new walls, flooring, ceilings					assume carpet / gyp / ACT unless noted otherwise					
D	Full Tenant Improvement	Total Demo - new walls, floors, systems, ceilings,					assume carpet / gyp / ACT unless noted otherwise					
E	Special Situation	new program spaces such as labs, IT, etc.					See notes					
F	Exterior Roof	Tear off Ballasted Built-Up roof / New Flexible Sheet Membrane										

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