

OCTOBER 26, 2009

GOVERNMENT SERVICES SPACE ALLOCATION STUDY



CITY OF FORT WAYNE

+

ALLEN COUNTY



EAST BERRY STREET BUILDING

CITY COUNTY BUILDING



DESIGN COLLABORATIVE
Architects, Engineers, Planners

jacobs wyper



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

CO-LOCATE PUBLIC SAFETY

BACKGROUND HISTORY

REPORT BACKGROUND

This report is intended to continue the work accomplished over the last several years relative to the study of long-term space requirements and potential co-locations for the City and County government departments, and the recent proposed purchase of 200 East Berry Street by the City of Fort Wayne.

A Joint City/ County committee was formed in 2005 and created several Guiding Principles for the study of governmental space needs. Those Guiding Principles included the desire to:

- 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 in 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 provide 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.

Over recent years, many departments have been relocated within the City-County Building, and some of these Guiding Principles have been realized. More recently, in June, 2009, the City announced a proposal to relocate the Police Department, Neighborhood Code and its operation currently housed in City-County Building to 200 East Berry Street (Renaissance Square). A Resolution was presented to the Fort Wayne City Council for the purchase of the East Berry Street Building. In late June, the Allen County Commissioners proposed to Mayor Henry that existing Sheriff Department operations (now located at the Kidder Building) also be located at East Berry Street 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. Through July and August, discussions on joint-ownership scenarios and lease options continued with no current resolution to the terms of arrangement. In August, the Fort Wayne City Council passed the Resolution approving the Sale and Purchase Agreement for the property at 200 East Berry Street on a 6-3 vote, and Mayor Henry signed the Purchase Agreement. In late August, a Joint City/County Working Group of Pat Roller, Mark Royse and John Stafford were appointed and provided a Letter of Understanding to Mayor Henry and the Board of Commissioners outlining their understanding of the expectations of the Working Group. They presented their findings in a report dated September 30, 2009.

SCOPE OF THIS REPORT

Specifically, this report continues the recent work of the City/County Working Group, and further evaluates two of the schemes proposed in their final report, delivered September 30, 2009. For purposes of this report, those two schemes have been identified as Scheme A and Scheme B and are further defined as:

- Scheme A: Co-location of Public Safety departments in the City/County Building
- Scheme B: Co-location of Public Safety departments in the East Berry Street Building

On October 16, 2009, two teams were assigned by the City of Fort Wayne the identical task for this cost study. Design Collaborative and SchenkelShultz Architects were asked to participate in this independent, yet cooperative exercise. The deadline was set for October 26th. The intent of this report is to further define the costs required for the co-locations in the two schemes. This cost study relies completely on the Functional Team assumptions identified by the Working Group, as well as the suggested distribution of the Functional Teams within the two buildings. On pages 2, 3 and 4 of this report, the Working Group assumptions have been re-assembled. Again, these assumptions form the basis for the delineation of space in the two buildings, and help establish the cost parameters. Following the Working Group assumptions, our design teams independently created rough space diagram layouts to further define departmental layouts within each building... for each scheme. These were done quickly, with some working knowledge of the requirements for each department, but are in no means intended to be final layouts. Input for the layouts in this report came from a small group of City and County officials, including:

- Pat Roller, City Controller, member of Working Group
- Mark Royse, County DPS Deputy Director of Economic Development, member of Working Group
- Dan Brenner, City Property Manager
- Dan Freck, County Superintendent of Buildings and Grounds

Beyond the Working Group assumptions, other common givens for the exercise include:

- The cost estimates are to make basic assumptions on the level of finish in the two buildings. In both buildings, the design teams have assumed very little demolition and very little new wall construction except as needed for departmental separations and in special cases defined by the relocations.
- There are basically four types of spaces:
 - Public Safety (Police/ Sheriff), highly intensive renovation areas
 - Public and public hearing type spaces, Council Chambers, etc.
 - Offices: open offices with basic levels of finish
 - Storage and support spaces
- The renovation cost estimates are to include demolition costs, renovation costs, special cost considerations for the Public Safety functions, IT Improvements at Berry Street, design fees, project contingencies.
- The cost estimates are not to include moving costs, furniture costs, IT Improvements at the City-County Building, cost escalation and legal fees.
- A final recommendation is not a requirement of this report; however, each team is to list subjective Pros and Cons of the two schemes.

The following report is organized by listing the Working Group assumptions, defining layouts for Scheme A and Scheme B, cost summaries for each scheme, and Pros and Cons bullet points.

Design Collaborative team members included:

- Ron Dick, AIA Architect, Design Collaborative
- Pat Pasterick, AIA Architect, Design Collaborative
- Craig Scully Mechanical Engineer, Design Collaborative
- Eric Sank Electrical Engineer, Design Collaborative
- Justin Vedder Graduate Architect, Design Collaborative
- Dave McRoberts Vice-President, Kimball Architecture (Public Safety consultants)
- Tim Lisle, AIA Architect, JacobsWyper Architects (Public Safety consultants)

THE FUNCTIONAL TEAMS

SOURCE: CITY-COUNTY FACILITIES WORKING GROUP - RECOMMENDATIONS AS OF SEPTEMBER 30, 2009

POLICE SHERIFF FIRE CORONER 911		PUBLIC SAFETY	
FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY
F.W. POLICE DEPT.	80,000	80,000	
SHERIFF	22,000		22,000
HOLDING	5,000		5,000
CITY/COUNTY 911	6,000	2,600	3,400
FIRE DEPT.	11,000	11,000	
CORONER	1,500	1,500	
TOTALS	125,500	93,600	31,900

EXTENDED DEVELOPMENT		CORE DEVELOPMENT		DEVELOPMENT TEAM			
FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY	FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY
BUILDING TEAM	6,000		6,000	COMMISSIONERS OFC	6,600		6,600
LAND USE PLANNING	1,200		1,200	CITY PIO (3)	0		0
SURVEYORS	4,600		4,600	CITY PIO + LEGISL. LIAISON	650		650
TOTALS	11,800		11,800	COUNTY COUNCIL OFC/CONF	850		850
COUNTY HIGHWAY	9,600		9,600	CITY LAW	2,200		2,200
TRAFFIC SIGNAL CTRL	400		400	MAJOR/DEPUTY MAJOR	3,050		3,050
BOARD OF WORKS ADMIN	1,100		1,100	311	450		450
BARRETT LAW	225		225	NEIGHBORHOOD ADVOCATES	1,800		1,800
SOLID WASTE	550		550	CITY COUNCIL RESOURCES OFC	625		625
TRAFFIC ENGINEERING	3,875		3,875	CITY CLERK	1,600		1,600
TRANSPORTATION ENG.	4,475		4,475	CONTROLLER'S OFC	3,450		3,450
RIGHT OF WAY	1,575		1,575	TOTALS	21,275	13,825	7,450
FLOOD CONTROL	950		950	CUSTOMER RELATIONS	4,200		4,200
GREENWAY DEPT.	300		300	DATA CONTROL	1,500		1,500
PUBLIC WORKS CONF. RM	625		625	FINANCIAL SERVICES	2,800		2,800
TRANS-PORTATION ADMIN.	1,475		1,475	ADMINISTRATION	2,100		2,100
GIS - COUNTY	1,200		1,200	ENGINEERING SUPPORT	2,100		2,100
COUNTY PLAN	5,900		5,900	CITY GIS	1,600		1,600
CITY COMMUNITY DEV.	11,500		11,500	PLANNING + DESIGN SVC	4,350		4,350
NIRRC	3,000		3,000	WATER PERMITS/			
CODE ENFORCEMENT	6,600		6,600	DEVELOPMENT SVC	3,175		3,175
TOTALS	53,350	33,650	19,700	ADDITIONAL SPACE	8,000		8,000

SMALL CLAIMS COURT		4-D PROGRAM		COURTHOUSE ANNEX			
FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY	FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY
SMALL CLAIMS COURT	17,000		17,000	HUMAN RESOURCES	5,800		5,800
4-D PROGRAM	3,100		3,100	PURCHASING	4,825		4,825
TOTALS	20,100	3,100	17,000	PROPERTY MANAGEMENT	375		375
				IT ADMINISTRATION	1,300		1,300
				PARROLL	1,700		1,700
				RISK MANAGEMENT	1,200		1,200
				COUNTY PRINTING	2,500		2,500
				INTERNAL AUDIT	750		750
				STATE BOARD OF ACCOUNTS	1,000		1,000
				TOTALS	19,450	12,625	6,825

CORE UTILITY		CUSTOMER RELATIONS		CITY UTILITIES			
FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY	FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY
CUSTOMER RELATIONS	4,200		4,200	INTERNAL SERVICES	1,200		1,200
DATA CONTROL	1,500		1,500	PURCHASING	4,825		4,825
FINANCIAL SERVICES	2,800		2,800	PROPERTY MANAGEMENT	375		375
ADMINISTRATION	2,100		2,100	IT ADMINISTRATION	1,300		1,300
ENGINEERING SUPPORT	2,100		2,100	PARROLL	1,700		1,700
CITY GIS	1,600		1,600	RISK MANAGEMENT	1,200		1,200
PLANNING + DESIGN SVC	4,350		4,350	COUNTY PRINTING	2,500		2,500
WATER PERMITS/				INTERNAL AUDIT	750		750
DEVELOPMENT SVC	3,175		3,175	STATE BOARD OF ACCOUNTS	1,000		1,000
ADDITIONAL SPACE	8,000		8,000	TOTALS	19,450	12,625	6,825
TOTALS	29,825		29,825				

TAX TEAM		PUBLIC SPACES		CUSTOMER SERVICE TEAM			
FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY	FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY
COUNTY AUDITOR	7,000		7,000	VOTERS REGISTRATION	4,500		4,500
COUNTY/WAYNE ASSESSORS	11,000		11,000	ELECTION BOARD	4,000		4,000
COUNTY TREASURER	3,000		3,000	TOTALS	8,500		8,500
COUNTY RECORDER	3,900		3,900				
TOTALS	24,900		24,900				

INDEPENDENT FUNCTIONS / MISC.		PUBLIC SPACES		CUSTOMER SERVICE TEAM			
FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY	FUNCTION	SPACE NEEDS ^(sq.ft)	CITY	COUNTY
METRO HUMAN RELATIONS	3,000		3,000	VOTERS REGISTRATION	4,500		4,500
VICTIMS ASSISTANCE	150		150	ELECTION BOARD	4,000		4,000
HISPANIC LIAISON	150		150	TOTALS	8,500		8,500
PUBLIC DEFENDER	3,800		3,800				
BOARD OF HEALTH ADMIN	15,000		15,000				
COUNTY SOLID WASTE	4,000		4,000				
D+M	1,000		1,000				
JOE	150		150				
ATOS	8,000		8,000				
COUNTY CLINIC	1,500		1,500				
VETERANS AFFAIRS	700		700				
CCB STORAGE	22,000		22,000				
TOTALS	59,450	14,300	45,150				

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CO-LOCATE PUBLIC SAFETY

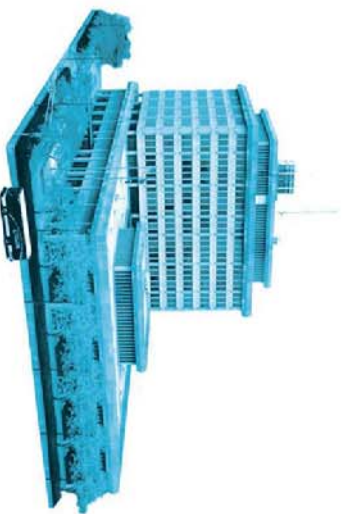
GOVERNMENT SERVICES SPACE ALLOCATION STUDY
CITY OF FORT WAYNE + ALLEN COUNTY



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY-COUNTY BUILDING

SOURCE: CITY-COUNTY FACILITIES WORKING GROUP - RECOMMENDATIONS AS OF SEPTEMBER 30, 2009



POLICE	SHERIFF	FIRE	CORONER	911
89,000 SF	22,000 SF	11,000 SF	1,500 SF	6,000 SF
5,000 HOLD				
PUBLIC SAFETY				
24,900 SF				
TAX TEAM				
20,100 SF				
COURTHOUSE ANNEX				
1,750 SF				
PUBLIC SPACES				
8,500 SF				
CUSTOMER SERVICE TEAM				
11,400 SF				
INDEPENDENT FUNCTIONS / MISC.				
TOTAL SF ALLOCATED : 192,150				



MANAGEMENT TEAM	21,275 SF
CORE UTILITY	29,825 SF
CITY UTILITIES	19,450 SF
INTERNAL SERVICES	48,450 SF
INDEPENDENT FUNCTIONS / MISC.	11,800 SF
EXTENDED DEVELOPMENT	62,950 SF
DEVELOPMENT TEAM	6,950 SF
PUBLIC SPACES	
TOTAL SF ALLOCATED : 190,700	

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OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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



DESIGN COLLABORATIVE
Architects Engineers Planners



OCTOBER 26, 2009



LEGEND

FUNCTIONAL TEAMS

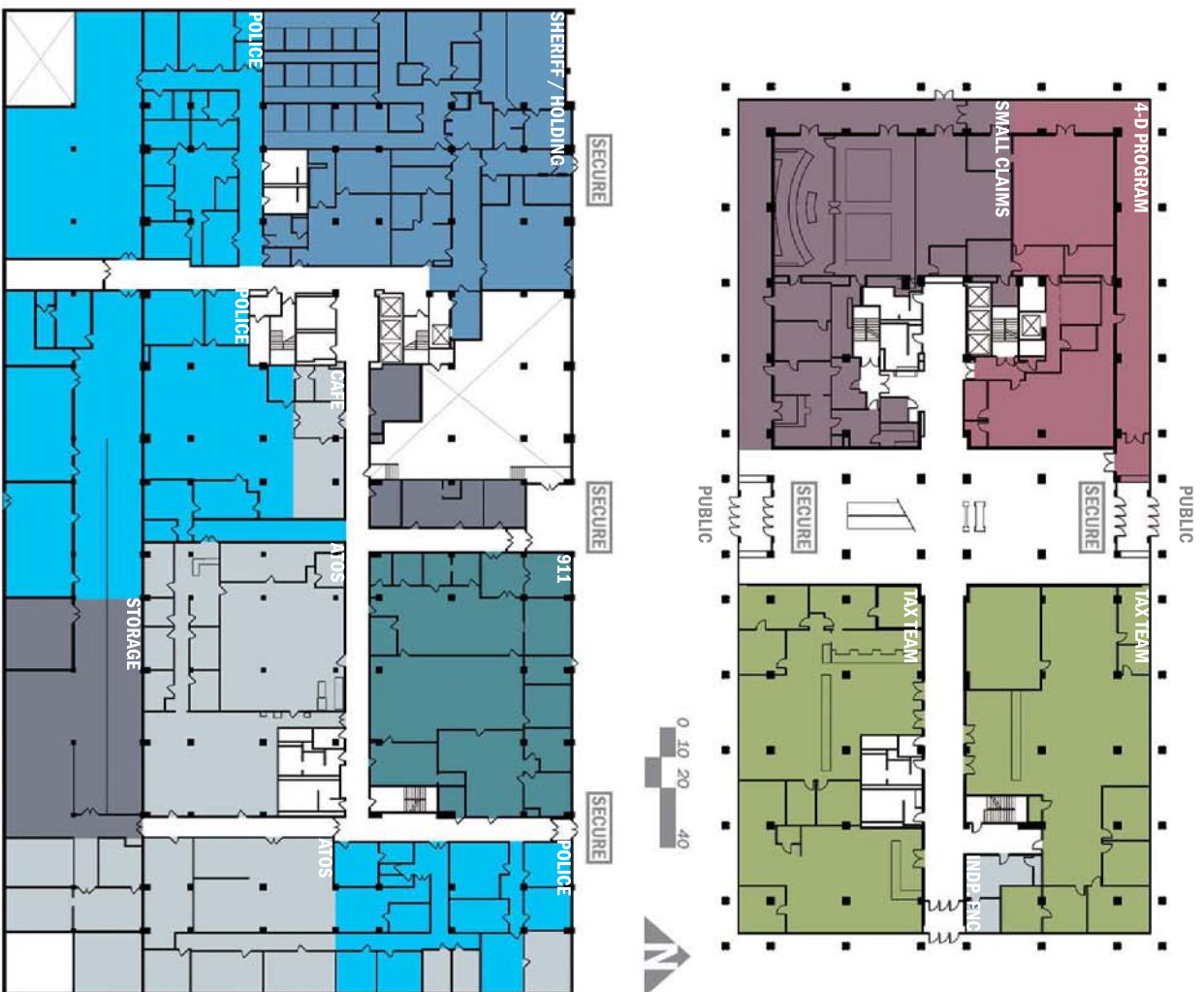


LEVEL 1

- EXISTING
- AUDITOR'S OFFICE
- CITY CLERK
- COUNTY ASSESSOR'S OFFICE
- ELECTION BOARD
- TREASURER'S OFFICE
- VETERAN'S SERVICES
- VOTER REGISTRATION

LEVEL 0

- EXISTING
- ACS INFORMATION SYSTEMS
- BUILDING MANAGER
- CAFETERIA
- CITY COMMUNICATIONS
- CITY PROPERTY MANAGEMENT
- CITY PURCHASING
- COUNTY COMMUNICATIONS
- COUNTY PRINT SHOP
- COUNTY PURCHASING
- FIRE FIGHTER'S FEDERAL CREDIT UNION
- MAILROOM
- SAFETY+ENVIRONMENTAL AFFAIRS
- SOLID WASTE MANAGEMENT DISTRICT
- STATE BOARD OF ACCOUNTS



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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

OCTOBER 26, 2009



DESIGN COLLABORATIVE
Architects Engineers Planners

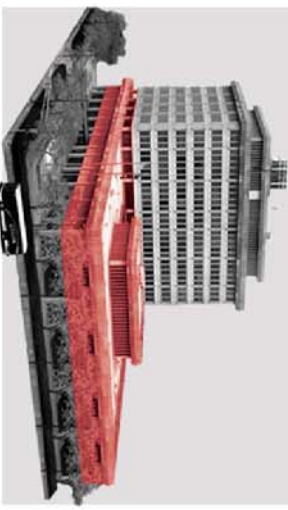


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LEGEND

FUNCTIONAL TEAMS

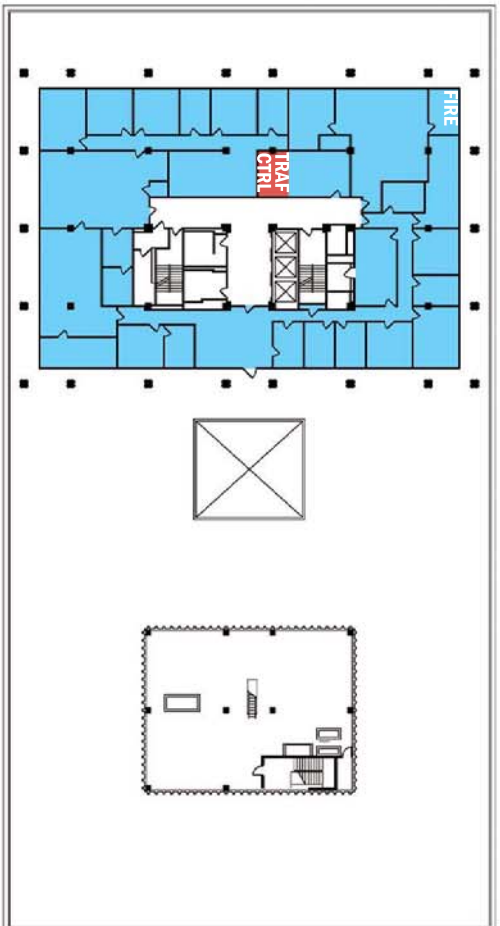
POLICE	SHERIFF	FIRE	CORONER 911
PUBLIC SAFETY			
EXTENDED DEVELOPMENT		CORE DEVELOPMENT	
DEVELOPMENT TEAM			
SMALL CLAIMS COURT		4-D PROGRAM	
MANAGEMENT TEAM			
COURTHOUSE ANNEX			
CORE UTILITY		INTERNAL SERVICES	
CITY UTILITIES		CUSTOMER RELATIONS	
TAX TEAM			
CUSTOMER SERVICE TEAM			
PUBLIC SPACES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



CITY COUNTY BUILDING

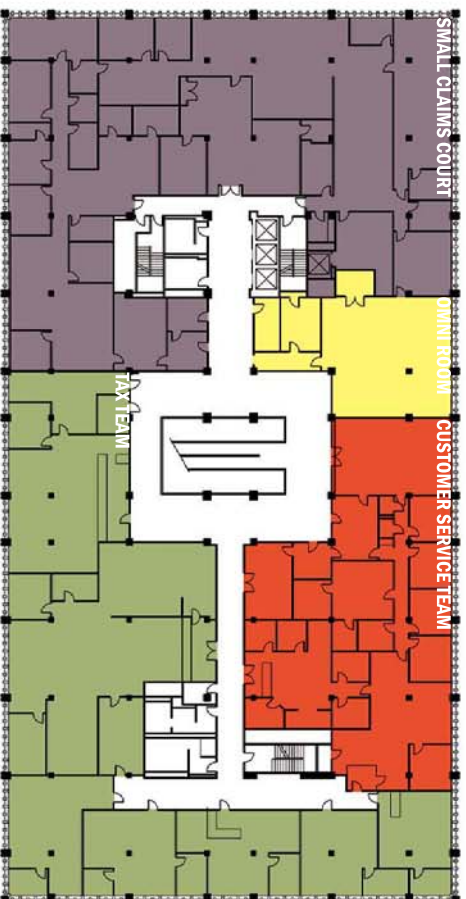
LEVEL 3

EXISTING
CITY HUMAN RESOURCES
CITY PATROLL
COUNTY HUMAN RESOURCES



LEVEL 2

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



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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



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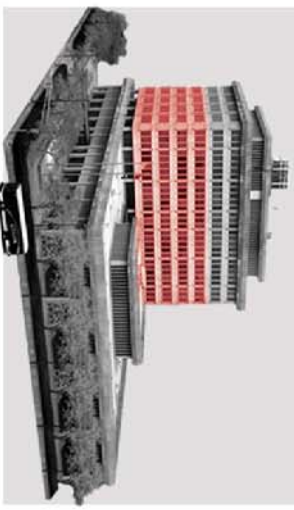
JACOBSWYPER
KIMBALL ARCHITECTURE

OCTOBER 26, 2009

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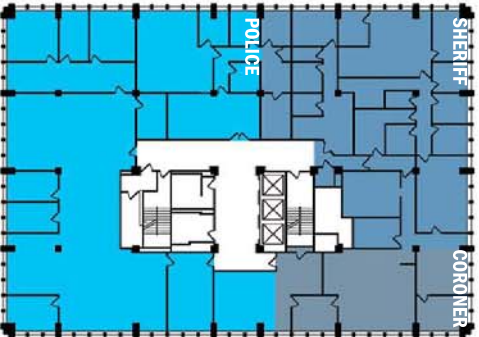
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FUNCTIONAL TEAMS



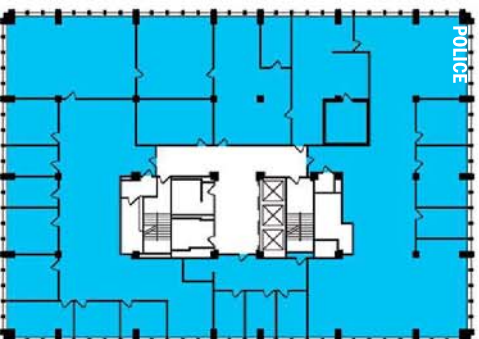
LEVEL 5

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



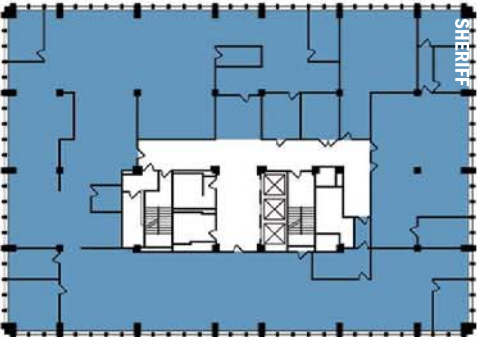
LEVEL 7

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



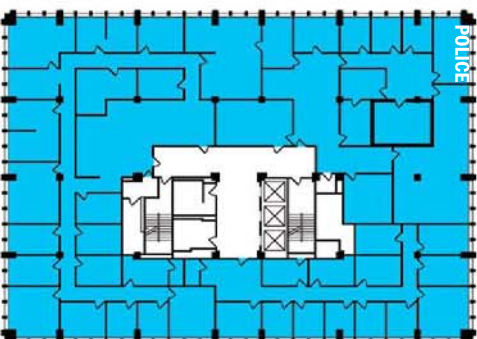
LEVEL 4

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



LEVEL 6

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



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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



DESIGN COLLABORATIVE
Architects, Engineers, Planners

Kimball ARCHITECTURE

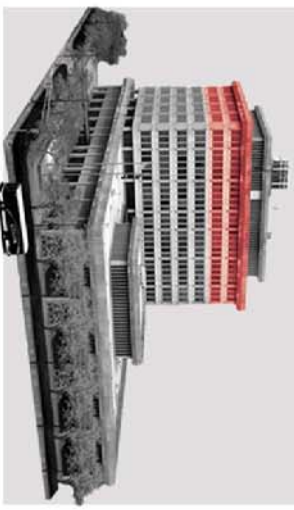
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LEGEND

FUNCTIONAL TEAMS

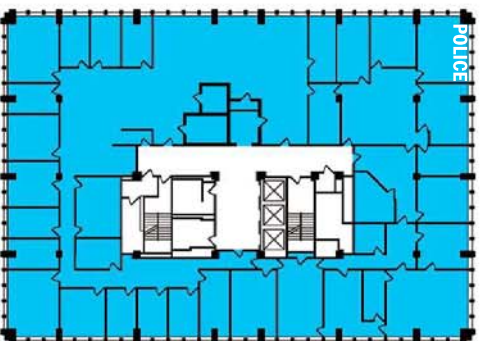
POLICE	SHERIFF	FIRE	CORONER 911
PUBLIC SAFETY			
EXTENDED DEVELOPMENT		CORE DEVELOPMENT	
DEVELOPMENT TEAM			
MANAGEMENT TEAM			
SMALL CLAIMS COURT		4-D PROGRAM	
COURTHOUSE ANNEX			
CORE UTILITY		INTERNAL SERVICES	
CITY UTILITIES		CUSTOMER RELATIONS	
TAX TEAM			
CUSTOMER SERVICE TEAM			
PUBLIC SPACES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



CITY COUNTY BUILDING

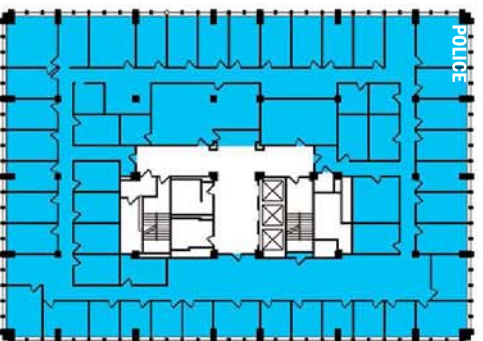
LEVEL 9

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



LEVEL 8

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



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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



DESIGN COLLABORATIVE
Architects, Engineers, Planners

Kimball ARCHITECTURE

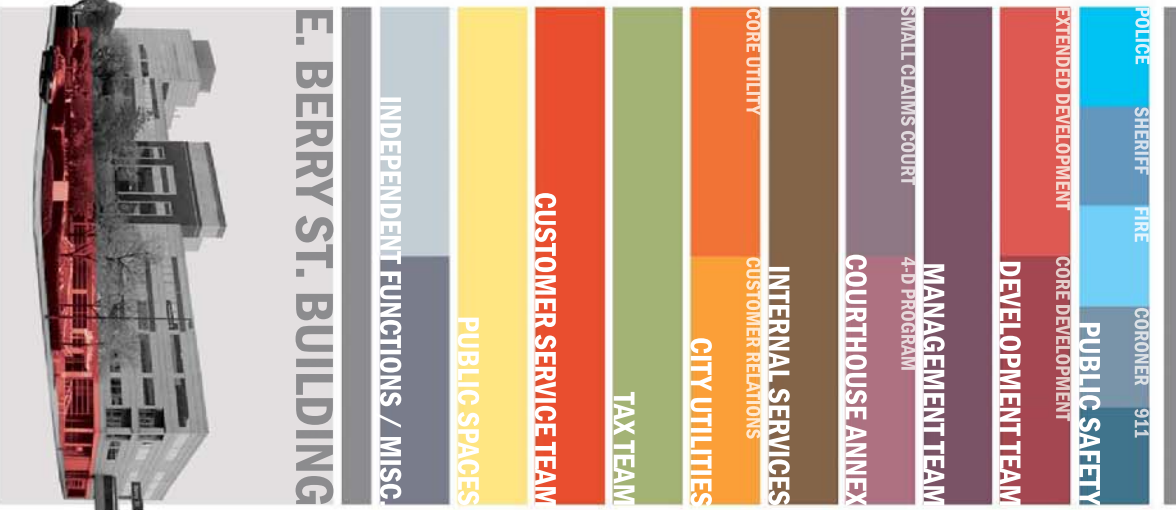
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Jacobs
JacobsWyper

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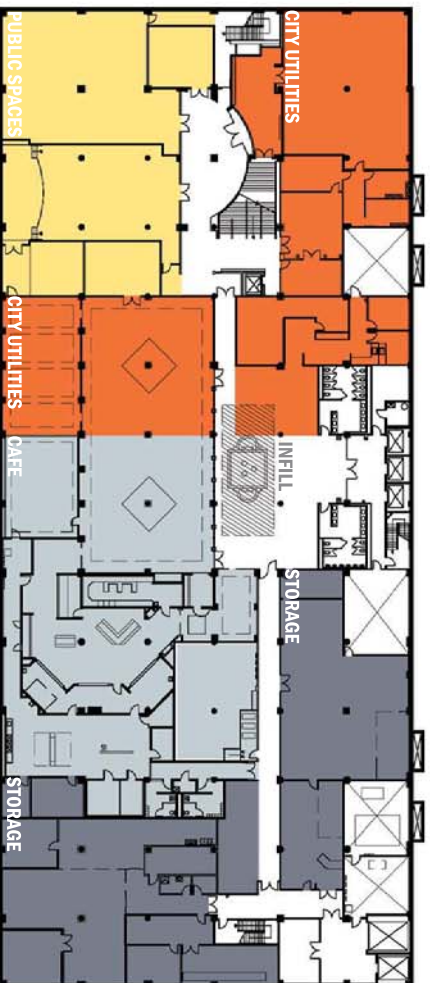
FUNCTIONAL TEAMS



LEVEL 1



LEVEL 0



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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



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Kimball ARCHITECTURE

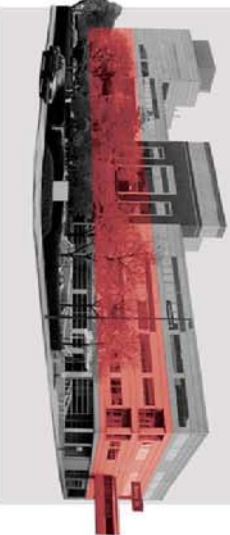
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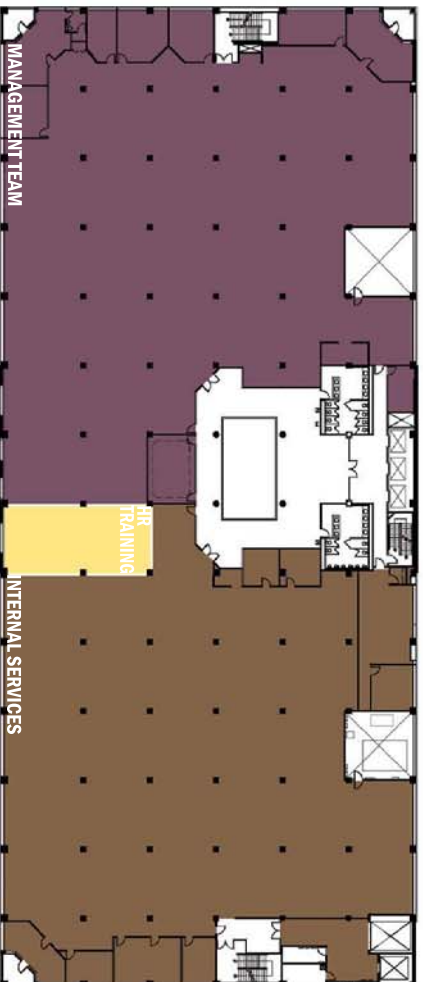
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FUNCTIONAL TEAMS

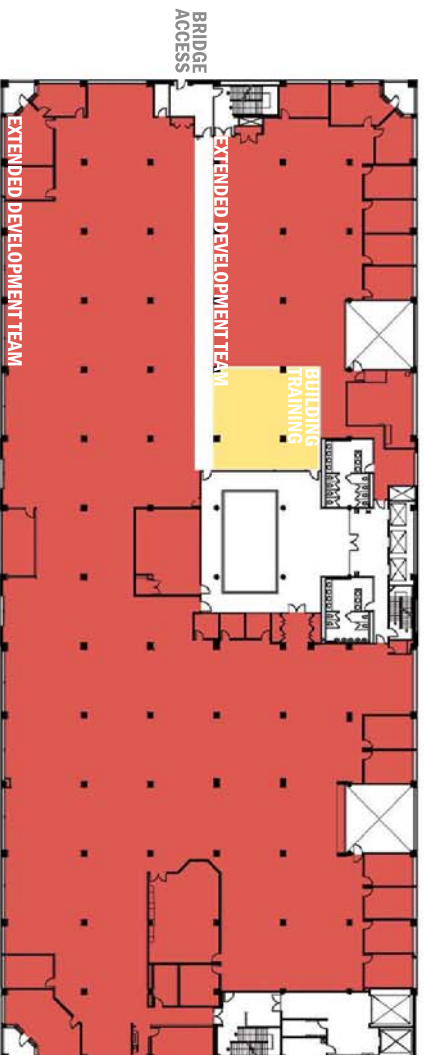
POLICE	SHERIFF	FIRE	CORONER 911
EXTENDED DEVELOPMENT	PUBLIC SAFETY		
DEVELOPMENT TEAM		CORE DEVELOPMENT	
MANAGEMENT TEAM		SMALL CLAIMS COURT	
COURTHOUSE ANNEX		4-D PROGRAM	
INTERNAL SERVICES		CITY UTILITIES	
TAX TEAM		CUSTOMER SERVICE TEAM	
PUBLIC SPACES		INDEPENDENT FUNCTIONS / MISC.	
E. BERRY ST. BUILDING			



LEVEL 3



LEVEL 2



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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

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DESIGN COLLABORATIVE
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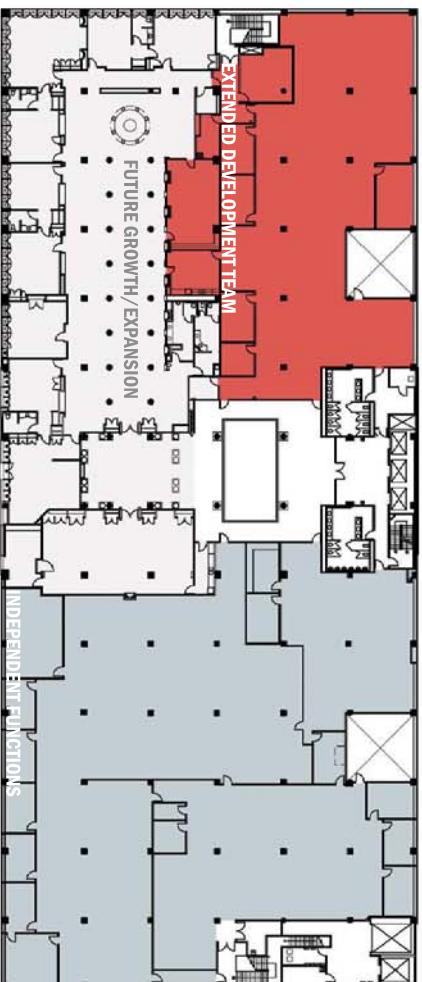
LEGEND

FUNCTIONAL TEAMS

LEVEL 4

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

LEVEL 5



OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

GOVERNMENT SERVICES SPACE ALLOCATION STUDY
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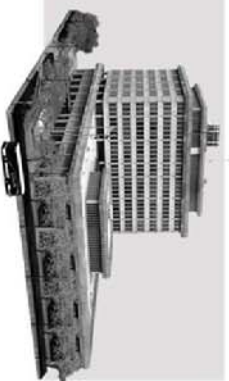
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

OPTION A COST MATRIX

PUBLIC SAFETY IN CITY COUNTY BUILDING

CITY COUNTY BUILDING

Floor Renovations	Functional Team/ Department	Approximate Usable Square Footage	Renovation Level (see below)*	Sub-Total
Lower level	Lock-up/ holding 911	5,000	0	See other costs below
	Police- area 1	6,000	5	\$800,000
	Police- area 2	10,000	3	\$220,500
	Sheriff- area 1	6,300	5	\$416,000
	Sheriff- area 2	5,200	3	\$140,000
	Down-sized food service	4,000	3	\$33,600
	Independent functions/ misc.	960	3	\$72,020
	Storage	5,540	1	\$0
First floor	Annex Team- Small Claims/ 4D	8,000	0	\$212,400
	Tax Team	11,800	2	\$0
	Independent functions	12,380	0	\$0
Second floor	Tax Team	410	0	\$0
	Ornl Room	10,850	0	\$0
	Customer service	2,200	1	\$109,200
	Annex Team- Small Claims/ 4D	8,400	1	\$141,310
Third floor	Fire Department	10,870	2	\$169,200
	Traffic control	9,400	2	\$0
Fourth floor	Sheriff	170	0	\$230,400
Fifth floor	Coroner	12,800	2	\$28,800
	Police	1,600	2	\$203,400
Sixth floor	Police	11,300	2	\$235,800
Seventh floor	Police	13,100	2	\$237,600
Eighth floor	Police	13,200	2	\$235,800
Ninth floor	Police	13,100	2	\$234,000
Total Building	Common space improvements	13,000	2	\$200,000
Building Floor renovation total:				\$3,920,030.



Other costs:

- Public Safety Improvements
- Site safety improvements
- Building envelope/ Exterior hardening
- Security enhancements
- Lock-up/ holding area enhancements
- General conditions, Contractor O&P, Performance & Payment bonds (12%)
- Project contingency (10%)
- Architectural/ engineering fees including reimbursables (7%)

Other costs total:

\$2,001,500.

TOTAL COSTS:

City-County Building \$5,921,530.

Exclusions: Moving costs, Furniture and equipment costs, site costs (beyond public safety assumptions) Ongoing building maintenance costs (infrastructure, mechanical, electrical, IT improvements)

***Renovation levels:**

- Level 0- No work, (\$0/sf): No demolition, all finishes, power lighting and mechanical systems to remain
- Level 1- Minimal renovations (\$13/sf): Limited demolition, new floor and ceiling tiles, paint existing walls, limited power & lighting renovations, limited mechanical renovations
- Level 2- Moderate renovations (\$18/sf): Limited demolition, new floor and ceiling tiles, limited new walls, branch circuit power, clean & re-lamp light fixtures, rough-in for IT, relocated mechanical diffusers and sprinkler heads (limited)
- Level 3- Major renovations (\$35/sf): Major demolition, new floor and ceiling finishes, some new walls, new branch circuit power, new lighting, rough-in for IT, relocated mechanical diffusers and sprinkler heads
- Level 4- Complete improvement (\$52/sf): Complete demolition, new floor and ceiling finishes, all new walls, replacement of all power/ lighting and mechanical infrastructure
- Level 5- Special considerations (\$80/sf): Public safety evidence, processing/forensics, IT, etc.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

OPTION A CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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

OCTOBER 26, 2009



OPTION A COST MATRIX

PUBLIC SAFETY IN CITY COUNTY BUILDING

EAST BERRY BUILDING



Floor Renovations	Functional Team/ Department	Approximate Usable Square Footage	Renovation Level (see below)*	Sub-Total
Lower level	City Utilities	10,900	2	\$196,200
	Commissioners/ Council chambers	7,000	2	\$126,000
	Down-sized food service	9,100	2	\$163,800
	Independent functions- IT room	1,200	1	\$15,600
First floor	Storage	9,800	1	\$127,400
	City Utilities- area 1	9,300	4	\$483,600
	City Utilities- area 2	7,500	1	\$97,500
	Mgmt. Team- City Clerk	1,600	1	\$20,800
	Development Team	10,000	1	\$130,000
	Internal service- Print shop	2,200	2	\$39,600
	Storage	1,700	1	\$22,100
	Covered parking	1,750	0	\$0
	Development Team	40,000	1	\$520,000
	Building Training room	1,000	3	\$35,000
Third floor	Management Team	20,650	3	\$722,750
	Internal Service Team	21,200	1	\$275,600
	HR Training room	950	3	\$33,250
Fourth floor	Development Team	9,500	1	\$123,500
	Independent Team	19,500	1	\$253,500
Fifth floor	Excess space	13,800	0	\$0
	Independent Team	2,800	1	\$36,400
Total Building	Common space improvements	N/A	Allowance	\$500,000
Building Floor renovation total:				\$3,922,600.

Other costs:

- Site Improvements (minimal)
- Building envelope improvements (minimal)
- Roof replacement
- Infill atrium at first floor
- Cooling tower replacement
- Redundant chiller replacement
- New air handlers throughout
- New temperature control system
- Replace fire alarm system
- Additional 500 KVA emergency generator- equivalent to C/C Building
- Security enhancements
- IT costs
- General conditions, Contractor O&P, Performance & Payment bonds (12%)
- Project design contingency (10%)
- Architectural/ engineering fees including reimbursables (7%)

Other costs total:

\$5,889,550.

East Berry Street \$9,811,150.

TOTAL COSTS:

Exclusions: Moving costs, Furniture and equipment costs, site costs (beyond public safety assumptions)

*Renovation levels:

- Level 0- No work, (\$0/sf): No demolition, all finishes, power lighting and mechanical systems to remain
- Level 1- Minimal renovations (\$13/sf): No demolition, new floor and ceiling tiles, paint existing walls, limited power & lighting renovations, limited mechanical renovations
- Level 2- Moderate renovations (\$18/sf): Limited demolition, new floor and ceiling tiles, limited new walls, branch circuit power, clean & re-lamp light fixtures, rough-in for IT, relocated mechanical diffusers and sprinkler heads (limited)
- Level 3- Major renovations (\$35/sf): Major demolition, new floor and ceiling finishes, some new walls, new branch circuit power, new lighting, rough-in for IT, relocated mechanical diffusers and sprinkler heads
- Level 4- Complete improvement (\$52/sf): Complete demolition, new floor and ceiling finishes, all new walls, replacement of all power/ lighting and mechanical infrastructure
- Level 5- Special considerations: (\$80/sf): Public safety evidence, processing/forensics, IT, etc.

OPTIONAL

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

OPTION A

CO-LOCATE PUBLIC SAFETY IN CITY COUNTY BUILDING

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

OCTOBER 26, 2009



DESIGN COLLABORATIVE
 Architects Engineers Planners



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

SOURCE: CITY-COUNTY FACILITIES WORKING GROUP - RECOMMENDATIONS AS OF SEPTEMBER 30, 2009



SHERIFF 911 5,000 HOLD	21,275 SF
PUBLIC SAFETY	MANAGEMENT TEAM
TAX TEAM	24,900 SF
SMALL CLAIMS COURT	4-D PROGRAM
COURTHOUSE ANNEX	20,100 SF
PUBLIC SPACES	7,700 SF
CUSTOMER SERVICE TEAM	8,500 SF
INDEPENDENT FUNCTIONS / MISC.	48,850 SF
CORE DUTILITY	INTERNAL SERVICES CUSTOMER RELATIONS
19,450 SF	29,825 SF
CITY UTILITIES	

TOTAL SF ALLOCATED : 191,600



POLICE 80,000 SF	SHERIFF 22,000 SF	FIRE 11,000 SF	CORONER 1,500 SF	PUBLIC SAFETY
EXTENDED DEVELOPMENT 52,950 SF	CORE DEVELOPMENT	DEVELOPMENT TEAM	11,800 SF	
PUBLIC SPACES	1,000 SF	INDEPENDENT FUNCTIONS / MISC.	11,000 SF	

TOTAL SF ALLOCATED : 191,250

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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



DESIGN COLLABORATIVE
Architects Engineers Planners



OCTOBER 26, 2009



LEGEND

FUNCTIONAL TEAMS



LEVEL 1

- EXISTING
- AUDITOR'S OFFICE
- CITY CLERK
- COUNTY ASSESSOR'S OFFICE
- ELECTION BOARD
- TREASURER'S OFFICE
- VETERAN'S SERVICES
- VOTER REGISTRATION

LEVEL 0

- EXISTING
- ACS INFORMATION SYSTEMS
- BUILDING MANAGER
- CAFETERIA
- CITY COMMUNICATIONS
- CITY PROPERTY MANAGEMENT
- CITY PURCHASING
- COUNTY COMMUNICATIONS
- COUNTY PRINT SHOP
- COUNTY PURCHASING
- FIRE FIGHTER'S FEDERAL CREDIT UNION
- MAILROOM
- SAFETY+ENVIRONMENTAL AFFAIRS
- SOLID WASTE MANAGEMENT DISTRICT
- STATE BOARD OF ACCOUNTS



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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

OCTOBER 26, 2009



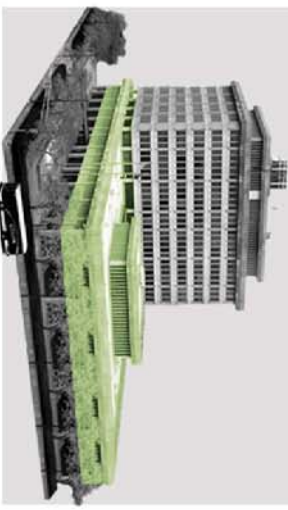
DESIGN COLLABORATIVE
Architects Engineers Planners



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LEGEND

FUNCTIONAL TEAMS

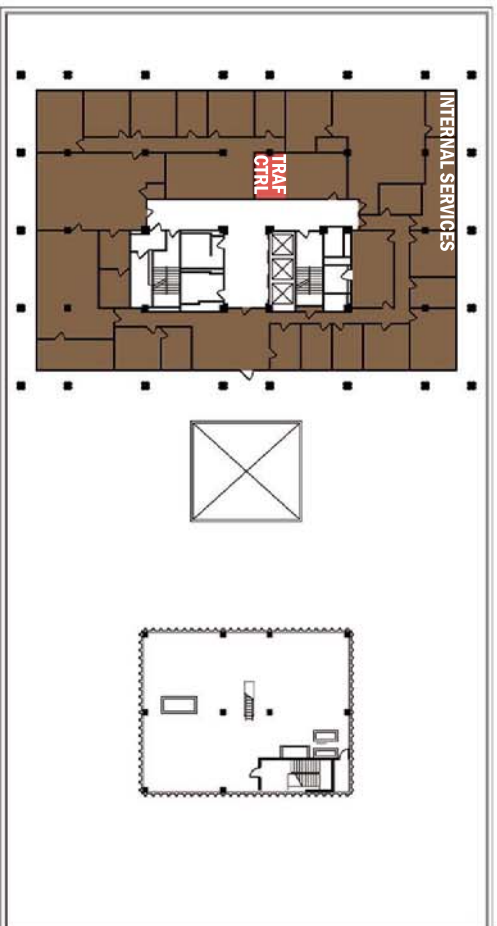


LEVEL 3

EXISTING
CITY HUMAN RESOURCES
CITY PATROLL
COUNTY HUMAN RESOURCES

LEVEL 2

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



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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

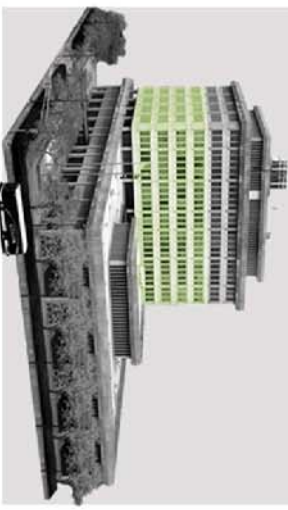
DESIGN COLLABORATIVE
Kimball ARCHITECTURE
JacobsWyper

OCTOBER 26, 2009

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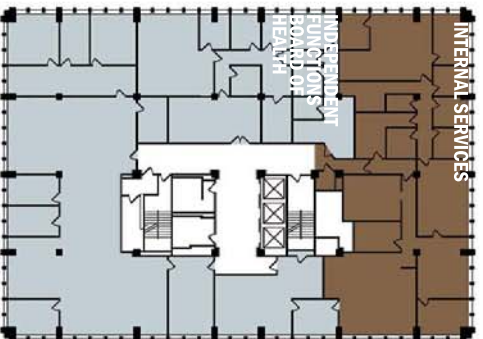
LEGEND

FUNCTIONAL TEAMS



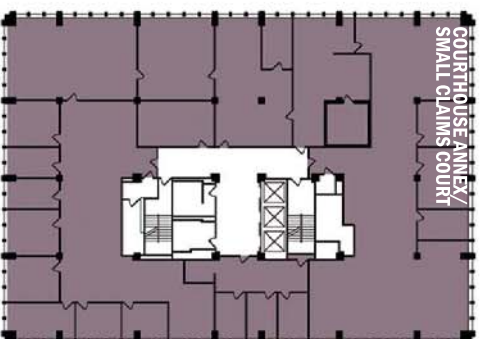
LEVEL 5

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



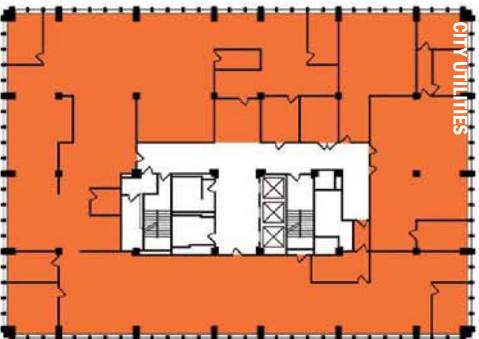
LEVEL 7

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



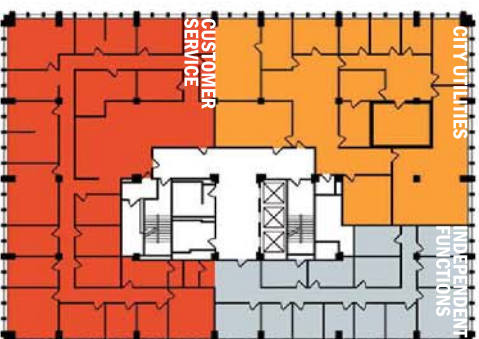
LEVEL 4

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



LEVEL 6

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



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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

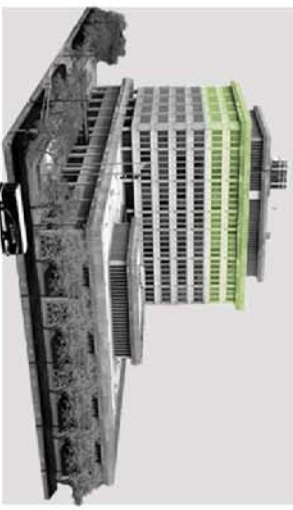


OCTOBER 26, 2009

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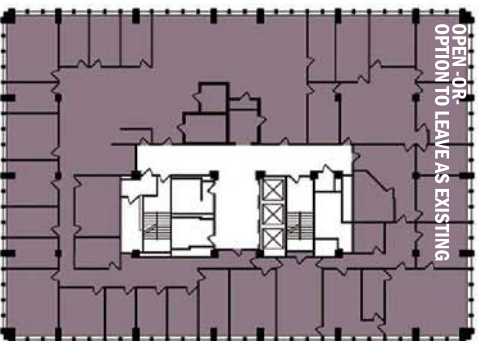
LEGEND

FUNCTIONAL TEAMS



LEVEL 9

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



LEVEL 8

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



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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

OCTOBER 26, 2009



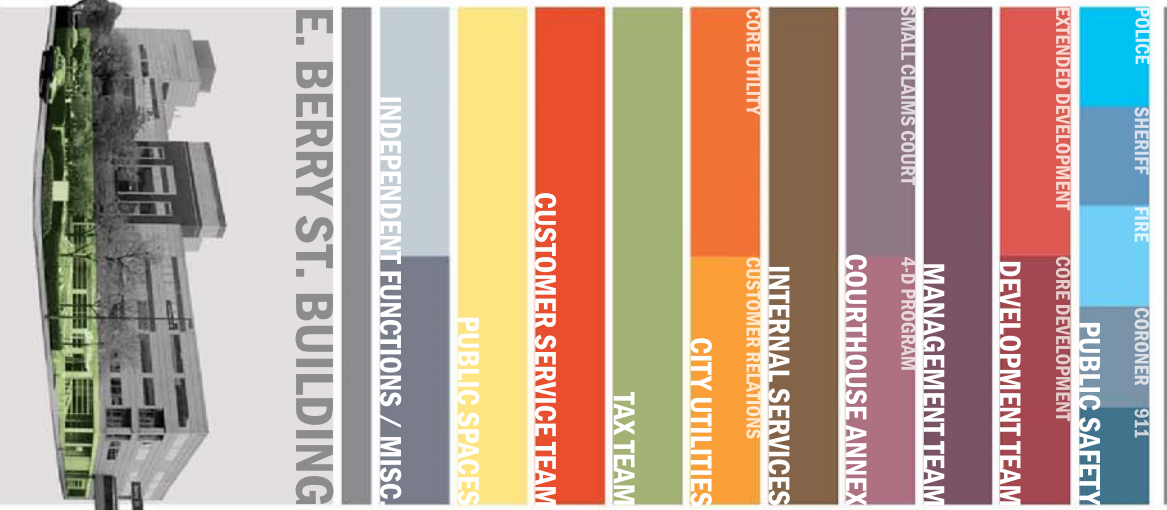
DESIGN COLLABORATIVE
Architects Engineers Planners



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LEGEND

FUNCTIONAL TEAMS

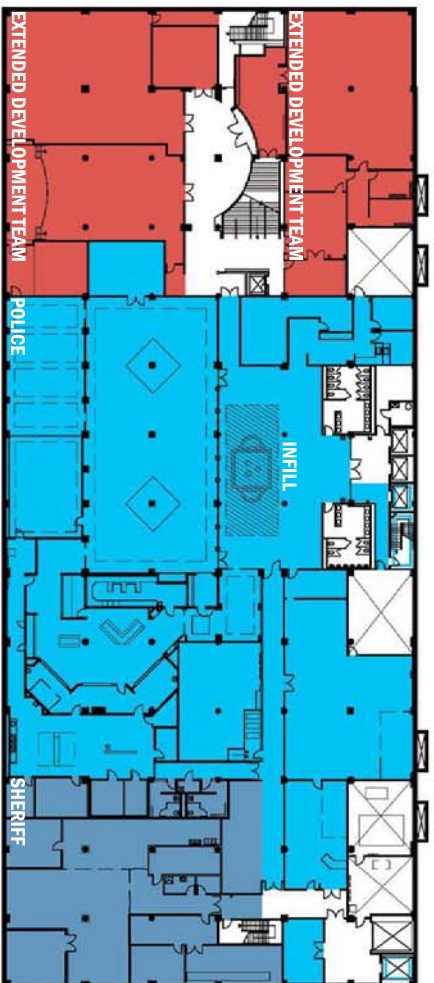


E. BERRY ST. BUILDING

LEVEL 1



LEVEL 0



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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



DESIGN COLLABORATIVE
Architects Engineers Planners

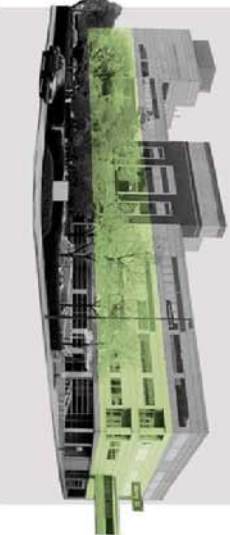
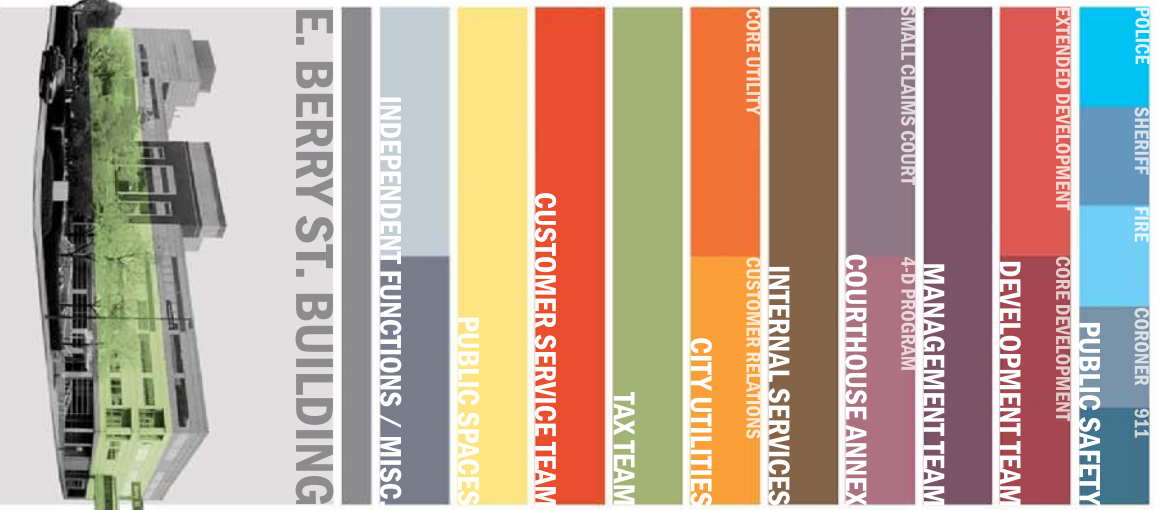
JACOBSWYPER
KIMBALL ARCHITECTURE

OCTOBER 26, 2009

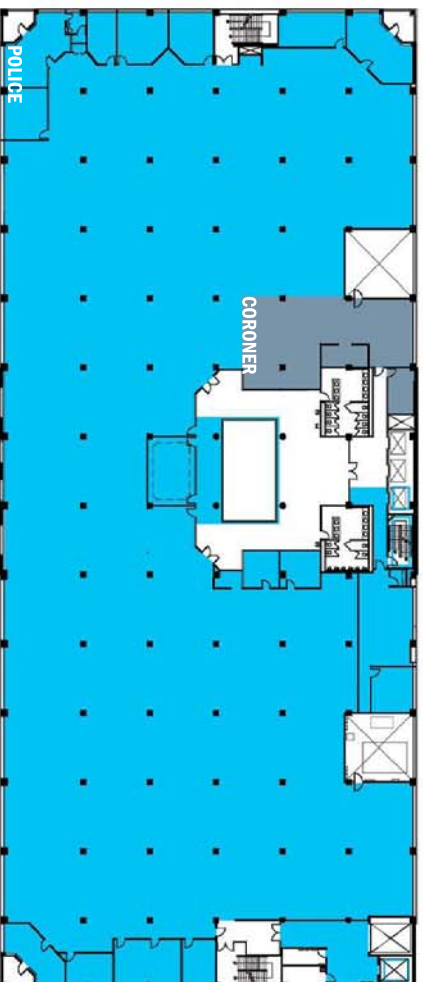
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LEGEND

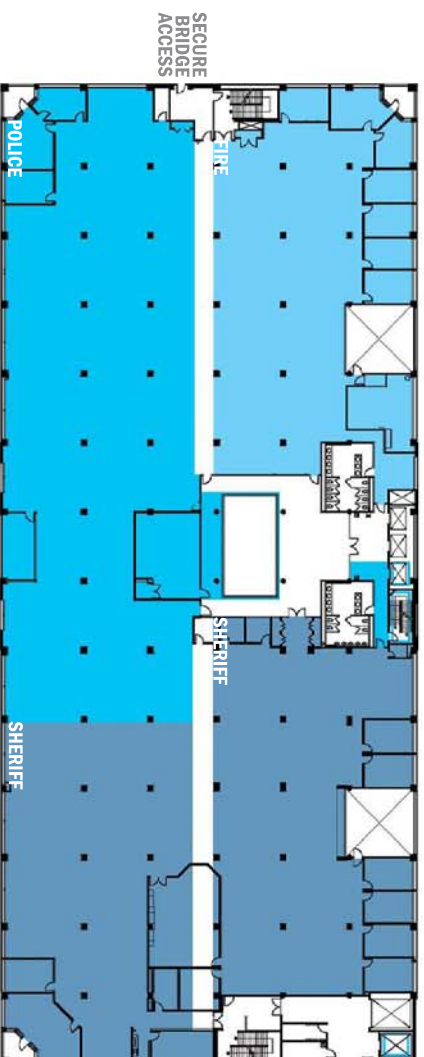
FUNCTIONAL TEAMS



LEVEL 3



LEVEL 2



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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



DESIGN COLLABORATIVE
Architects Engineers Planners

JACOBSWYPER
KIMBALL ARCHITECTURE

OCTOBER 26, 2009

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

LEGEND

FUNCTIONAL TEAMS

POLICE SHERIFF FIRE CORONER 911

PUBLIC SAFETY

EXTENDED DEVELOPMENT CORE DEVELOPMENT

DEVELOPMENT TEAM

MANAGEMENT TEAM

SMALL CLAIMS COURT 4-D PROGRAM

COURTHOUSE ANNEX

CORE UTILITY INTERNAL SERVICES CUSTOMER RELATIONS

CITY UTILITIES

TAX TEAM

CUSTOMER SERVICE TEAM

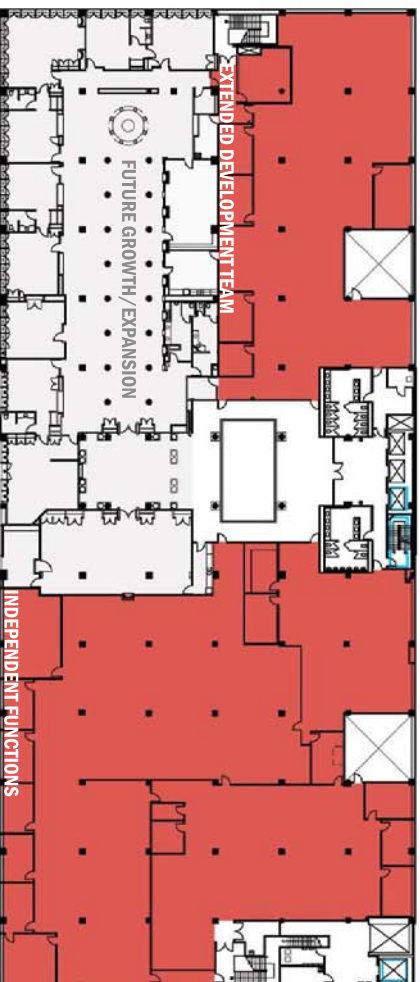
PUBLIC SPACES

INDEPENDENT FUNCTIONS / MISC.

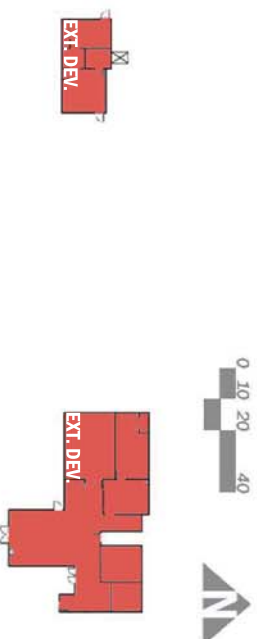
E. BERRY ST. BUILDING



LEVEL 4



LEVEL 5



OPTION B

CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

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



DESIGN COLLABORATIVE
Architects Engineers Planners

Jacobs
Kimball ARCHITECTURE

OCTOBER 26, 2009

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

OPTION B COST MATRIX

PUBLIC SAFETY IN EAST BERRY BUILDING

EAST BERRY BUILDING



Floor Renovations	Functional Team/ Department	Approximate Usable Square Footage	Renovation Level (see below)*	Sub-Total
Lower level	Police- area 1	10,000	5	\$800,000
	Police- area 2	15,000	3	\$525,000
	Sheriff- area 1	5,200	5	\$416,000
	Sheriff- area 2	800	3	\$35,000
	Development Team	9,600	3	\$336,000
First floor	Building Training Room	1,500	2	\$27,000
	Down-sized food service	800	4	\$41,600
	Development Team- area 1	9,300	4	\$483,600
	Development Team- area 2	11,700	1	\$152,100
Second floor	Storage	10,500	1	\$136,500
	Public Safety Team- Sally port	1,760	Allowance	See other costs below
	Fire Department	11,000	2	\$198,000
	Sheriff	16,000	2	\$288,000
	Police	14,000	2	\$252,000
Third floor	Coroner	1,800	2	\$32,400
Fourth floor	Police	41,000	2	\$738,000
	Development Team	29,000	1	\$377,000
Fifth floor	Excess space	13,800	0	\$0
	Development Team	2,800	1	\$36,400
Total Building	Common space improvements	N/A	Allowance	\$500,000
Floor renovation total:				\$5,374,600.

Other required costs:

Public Safety Improvements	\$511,000
Site safety improvements	\$425,000
Building envelope/ Exterior hardening	\$190,000
Security enhancements	\$50,000
Other Site Improvements (minimal)	\$50,000
Other building envelope Improvements (minimal)	\$450,000
Roof replacement	\$50,000
Infill atrium at first floor	\$225,000
Cooling tower replacement	\$400,000
Redundant chiller replacement	\$500,000
New air handlers throughout	\$600,000
New temperature controls	\$215,000
Replace fire alarm system	\$200,000
Additional 500 KVA emergency generator- equivalent to C/C Building	\$100,000
Security enhancements	\$930,000
IT costs	\$1,232,400
General conditions, Contractor O&P, Performance & Payment bonds (12%)	\$1,150,300
Project design contingency (10%)	\$885,730
Architectural/ engineering fees including reimbursables (7%)	
Other costs total:	\$8,164,430.
TOTAL COSTS:	
Exclusions: Moving costs, Furniture and equipment costs, site costs (beyond public safety assumptions)	
East Berry Street	\$13,539,030.

OPTIONAL

***Renovation levels:**

Level 0- No work, (\$0/sf):	No demolition, all finishes, power lighting and mechanical systems to remain
Level 1- Minimal renovations (\$13/sf):	Level 1- Minimal renovations (\$13/sf): No demolition, new floor and ceiling tiles, paint existing walls, limited power & lighting renovations, limited mechanical renovations
Level 2- Moderate renovations (\$18/sf):	Level 2- Moderate renovations (\$18/sf): Limited demolition, new floor and ceiling tiles, limited new walls, branch circuit power, clean & re-lamp light fixtures, rough-in for IT, relocated mechanical diffusers and sprinkler heads (limited)
Level 3- Major renovations (\$35/sf):	Level 3- Major renovations (\$35/sf): Major demolition, new floor and ceiling finishes, some new walls, new branch circuit power, new lighting, rough-in for IT, relocated mechanical diffusers and sprinkler heads
Level 4- Complete improvement (\$52/sf):	Level 4- Complete improvement (\$52/sf): Complete demolition, new floor and ceiling finishes, all new walls, replacement of all power/ lighting and mechanical infrastructure
Level 5- Special considerations (\$80/sf):	Level 5- Special considerations (\$80/sf): Public safety evidence, processing/forensics, IT, etc.

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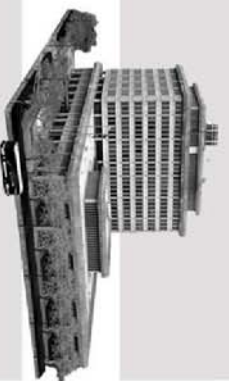
OPTION B CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

OPTION B COST MATRIX

PUBLIC SAFETY IN EAST BERRY BUILDING

CITY COUNTY BUILDING

Floor Renovations	Functional Team/ Department	Approximate Usable Square Footage	Renovation Level (see below)*	Sub-Total
Lower level	Lock-up holding 911	5,000	Allowance	See other costs below
	Print shop	6,000	0	\$0
	Cafeteria	2,500	0	\$0
	Independent functions	4,700	0	\$0
	Storage/ Misc.	12,500	0	\$0
First floor	City Utilities	20,740	0	\$0
	City Council Chambers	6,500	1	\$84,500
	Mgmt. Team- City Clerk	3,700	0	\$0
	Tax Team	1,600	0	\$0
	Independent functions	12,380	0	\$0
Second floor	Management Team- City	410	0	\$0
	Management Team- County	11,690	4	\$607,880
	Omni Room	6,600	2	\$118,800
	Commissioner Board Room	10,850	0	\$0
	Internal Service Team (C/C HR)	2,200	0	\$0
Third floor	City Traffic control	980	0	\$0
	City Utilities	9,400	0	\$0
Fourth floor	Internal Service Team (BOH Admn.)	170	0	\$0
	Independent functions (BOH Admn.)	12,800	0	\$0
Fifth floor	Internal Service Team	8,700	2	\$75,600
	Customer Service	4,200	2	\$108,000
Sixth floor	City Utilities	6,000	2	\$82,800
	Independent functions	4,600	2	\$0
Seventh floor	Annex Team- Small Claims	2,500	0	\$0
	Annex Team- Small Claims and 4D	13,200	2	\$237,600
Eighth floor	City Utilities	6,900	2	\$124,200
	Excess space (Option for City Mgmt.)	80,600	1	\$80,600
Ninth floor	Excess space (Option for City Mgmt.)	6,200	1	\$0
	Common space improvements	13,000	0	\$200,000
Floor renovation total:				\$1,719,980.



Other costs:

- Public Safety Improvements
 - Security enhancements
 - Lock-up/ holding area enhancements
- General conditions, Contractor O&P, Performance & Payment bonds
- Project contingency
- Architectural/ engineering fees including reimbursables

Other costs total:

TOTAL COSTS:

\$75,000
 \$195,000
 \$238,800
 \$222,900
 \$171,600

\$903,300.

 City-County Building **\$2,623,280.**

Exclusions: Moving costs, Furniture and equipment costs, site costs (beyond public safety assumptions)
 Ongoing building maintenance costs (Infrastructure, mechanical, electrical, IT Improvements)

***Renovation levels:**

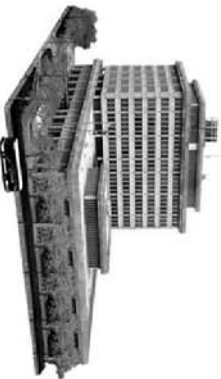
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 Level 3- Major renovations (\$35/sf): Major demolition, new floor and ceiling finishes, some new walls, new branch circuit power, new lighting, rough-in for IT, relocated mechanical diffusers and sprinkler heads
 Level 4- Complete Improvement (\$52/sf): Complete demolition, new floor and ceiling finishes, all new walls, replacement of all power/ lighting and mechanical infrastructure
 Level 5- Special considerations: (\$80/sf): Public safety evidence, processing/forensics, IT, etc.

OPTION A PUBLIC SAFETY IN CITY COUNTY BUILDING

TOTAL COST: \$15,732,680

Pros and Cons:

City-County Building for Public Safety



Pros:

- Strong Public Safety functional ties to the County Courthouse
 - Lock-up holding facilities with tunnel access
- Better proximity to County Jail
- City County Building currently contains other elements of Public Safety
 - 911 and Omni Room as emergency command capacity
- City County Building currently contains passive security features not present and easily attainable at East Berry Building
 - Significant elevation difference from surrounding street level to main facility floor level provides enhanced security
 - Distance of building setback from street frontage for enhanced security
 - Ability to control lower level entry for secure, discreet building entry
 - Ability to utilize and control adjacent parking structure for Public Safety

Cons:

- Public Safety spread on multiple floors in 9 story tower- similar to Creighton Street configuration
- Requires relocation of more functions than Scheme B. "Double move" required for this scheme- Public Safety cannot be relocated until City County Building is cleared.

East Berry Street Building for Public Access

Pros:

- Allows for co-location of other common City and County functions on large floor plates
- Building type more amenable to office functions
- Scheme allows for a strong, Integrated Management Team, placing City and County leaders adjacent on Third floor west

Cons:

- Separates development-related functions from the property tax-related functions

OPTION B PUBLIC SAFETY IN EAST BERRY BUILDING

TOTAL COST: \$16,162,310

Pros and Cons:

City-County Building for Public Access



Pros:

- Most departments are able to remain in current locations, move costs minimized
- Management-related functions and property tax-related functions in the same building
- Scheme allows for a strong, Integrated Management Team, placing City and County leaders adjacent on Second floor

Cons:

- Separates Development Team from other functions

East Berry Street Building for Public Safety

Pros:

- Allows for large, adjacent floor plates for Public Safety functions, enhancing collaboration

Cons:

- Passive security features not present in East Berry Street Building
 - Proximity of building face to curb line
 - Ribbon windows facing street
 - More difficult to create secure/ discreet entry ports
 - Tactical units
 - Detective squads/ undercover operations
 - More difficult to create secure parking arrangement
- Costs for securing the facility more than Scheme A
- Continues the separation of City Police and County Sheriff operations from 911 and Lock-up holding area, Omni Room emergency command
- Less proximity to County Jail
- Lacks holding facilities and access to County Courthouse



REFERENCES:

THE WORKING GROUP RECOMMENDATIONS AND OBSERVATIONS

<http://www.cityoffortwayne.org/images/stories/slideshow/recommendationsandobservations.pdf>



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