A Presentation to
City of Fort Wayne + Allen County
Joint Task Force

January 8, 2010
CO-LOCATION REPORT
PRESENTATION AGENDA

- Report scope and overview
  - Full Reports in Tabs 6 & 7 and on City Website
- Scheme A and Scheme B cost results

- Review of 200 East Berry cost estimate history
- Review of floor plans: one representative Scheme
- Review of City Police square footage estimates

- Questions and Answers...
October 16, 2009 – October 26, 2009:
  - Both firms hired by the City
  - Cooperative, yet independent studies from both firms

Involved in various discussions from 2005-2009

Report scope:
  - 200 East Berry Street purchase a given
  - Working Group Study information a given
    - Departmental locations and square footage “needs” given
    - Scheme A- Co-locate Public Safety in City-County Building
    - Scheme B- Co-locate Public Safety in East Berry Street

Steps in the process:
  - Assigned space locations for all departments within the buildings
  - Made educated finish assumptions
    - General Construction, Mechanical, Electrical
  - Generated resulting construction cost estimates
    - Assumed Contractor pricing/ labor
    - Assumed no County self-performance labor
Other steps/ assumptions

- **DID** include in the cost studies:
  - Renovation costs for both buildings
  - IT costs in 200 East Berry
  - Some deferred maintenance issues in 200 East Berry
  - Some energy efficiency improvements in 200 East Berry
  - Infill first floor of the atrium space for security and space utilization

- **Did NOT** include in the studies:
  - Moving costs
  - Parking costs or locations
  - Furniture costs
  - Operating costs
  - IT costs in City County Building
  - Deferred maintenance issues in City County Building

Did **NOT** provide a recommendation
Given (Scheme A and B)

- **SIZE**
  - **COST**
  - **QUALITY**

Resultant

Given (Assumptions)
CO-LOCATION REPORT
COST RESULTS-2 SCHEMES, BOTH BUILDINGS

- Scheme A- Public Safety co-located in City County Building
  - Schenkel Schultz
    - City County Building $6,662,189
    - 200 East Berry $9,504,678
    - TOTAL $16,166,867
  - Design Collaborative
    - City County Building $5,921,530
    - 200 East Berry $9,811,150
    - TOTAL $15,732,680

- Scheme B- Public Safety co-located in 200 East Berry Street Building
  - Schenkel Schultz
    - City County Building $4,888,625
    - 200 East Berry $11,616,727
    - TOTAL $16,505,352
  - Design Collaborative
    - City County Building $2,623,280
    - 200 East Berry $13,539,030
    - TOTAL $16,162,310
CO-LOCATION REPORT
COST RESULTS-2 SCHEMES, BOTH BUILDINGS

- Scheme A - Public Safety co-located in City County Building
  - Schenkel Schultz
    - City County Building: $6,662,189
    - 200 East Berry: $9,504,678
    - TOTAL: $16,166,867
  - Design Collaborative
    - City County Building: $5,921,530
    - 200 East Berry: $9,811,150
    - TOTAL: $15,732,680

- Scheme B - Public Safety co-located in 200 East Berry Street Building
  - Schenkel Schultz
    - City County Building: $4,888,625
    - 200 East Berry: $11,616,727
    - TOTAL: $16,505,352
  - Design Collaborative
    - City County Building: $2,623,280
    - 200 East Berry: $13,539,030
    - TOTAL: $16,162,310

COST ESTIMATE HISTORY
- $7.4 original (11/2008)
- $1.2 energy efficiency (grant)
- $0.7 security upgrades
- $1.8 quality upgrades
- $0.5 deferred construction
- $11.6 TOTAL
# Co-location Report

## Cost Results - 2 Schemes, Both Buildings

### Scheme A - Public Safety co-located in City County Building

- **Schenkel Schultz**
  - City County Building: $6,662,189
  - 200 East Berry: $9,504,678
  - **Total**: $16,166,867

- **Design Collaborative**
  - City County Building: $5,921,530
  - 200 East Berry: $9,811,150
  - **Total**: $15,732,680

### Scheme B - Public Safety co-located in 200 East Berry Street Building

- **Schenkel Schultz**
  - City County Building: $4,888,625
  - 200 East Berry: $11,616,727
  - **Total**: $16,505,352

- **Design Collaborative**
  - City County Building: $2,623,280
  - 200 East Berry: $13,539,030
  - **Total**: $16,162,310

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**Overview of Floor Plan Examples on Upcoming Slides**
CO-LOCATION REPORT

SCHEME A, 200 E. BERRY ST.
SCHENKEL SHULTZ

LEGEND

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

TOTAL (Needed): 37,675 square feet
TOTAL (Floor Area): 53,207.30 square feet
10/27/2006 DC report:
- For re-design purposes Creighton Street building has 37,600 square feet of "functionally usable" square feet (out of 77,600 gross square feet)
- Fort Wayne police currently occupies 58,800 square feet in the building (BOMA standards usable square feet)

3/3/2008 City police needs assessment:
- Includes space listed above (58,800 square feet)
- Consolidation / relocation of St. Mary’s space needs
  » Gang Unit, Neighborhood Response Team, K9 Team, Chaplin, Bomb Unit, Crime Scene Processing, Emergency Services Team, Bike area, Storage
- Growth of:
  » Investigative Division spaces, Victim Assistance, Administrative Storage, Evidence/Property Storage
- Consolidation and Growth needs of 21,200 square feet (usable)
- TOTAL need of 80,000 square feet (usable)
- Additional Growth of Evidence/ Property Storage to be resolved
- Additional information?
- Questions and Answers?