BACKGROUND HISTORY

Report Background

Scope of this report

September 30, 2009

The City of Fort Wayne, Indiana, the Fort Wayne County Development Corporation, and the Fort Wayne Community Corporation, in conjunction with the City of Fort Wayne, have requested the services of the City County Consulting Group (the “Group”) to assist in the development of a comprehensive plan for the use of a particular piece of property. The Group was retained to provide the following services:

1. Conduct an initial assessment of the property and make recommendations for its future use.
2. Prepare a detailed report that outlines the findings and recommendations.
3. Provide assistance in the preparation of a comprehensive development plan for the property.

The City of Fort Wayne has identified the property as a potential site for a new community center. The Group was selected based on its experience in the development of community centers and its ability to provide the necessary expertise.

The Group began its work in October 2009 and completed the report in December 2009. The report was presented to the City of Fort Wayne and the Fort Wayne Community Development Corporation in January 2010. The report was also presented to the City County Consulting Group in February 2010. The City of Fort Wayne has since begun the process of developing the property into a community center.
<table>
<thead>
<tr>
<th>FUNCTION</th>
<th>SPACE NEEDS (sq ft)</th>
<th>CITY COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Independent Functions / Misc.</td>
<td></td>
<td></td>
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<tr>
<td>TOTALS</td>
<td>12,485</td>
<td>2,688</td>
</tr>
<tr>
<td>R-- Training Room</td>
<td>950</td>
<td>200</td>
</tr>
<tr>
<td>B-- Building Room</td>
<td>1,100</td>
<td>300</td>
</tr>
<tr>
<td>C-- Commission Room</td>
<td>1,750</td>
<td>200</td>
</tr>
<tr>
<td>A-- Administrative</td>
<td>3,700</td>
<td>900</td>
</tr>
<tr>
<td>TOTALS</td>
<td>8,600</td>
<td>2,688</td>
</tr>
<tr>
<td>Customer Services / City County</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td>7,885</td>
<td>1,968</td>
</tr>
<tr>
<td>K-- Election Board</td>
<td>800</td>
<td>200</td>
</tr>
<tr>
<td>J-- Voter Registration</td>
<td>600</td>
<td>150</td>
</tr>
<tr>
<td>I-- Property Registration</td>
<td>400</td>
<td>100</td>
</tr>
<tr>
<td>TOTALS</td>
<td>1,800</td>
<td>1,968</td>
</tr>
<tr>
<td>Technology / Data Center</td>
<td></td>
<td></td>
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<tr>
<td>TOTALS</td>
<td>12,750</td>
<td>3,950</td>
</tr>
<tr>
<td>K-- Computer Center</td>
<td>4,500</td>
<td>1,200</td>
</tr>
<tr>
<td>J-- Neighborhood Advocates</td>
<td>2,000</td>
<td>500</td>
</tr>
<tr>
<td>I-- Government</td>
<td>2,000</td>
<td>500</td>
</tr>
<tr>
<td>TOTALS</td>
<td>8,500</td>
<td>3,950</td>
</tr>
<tr>
<td>Management Team / City County</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td>12,850</td>
<td>3,950</td>
</tr>
<tr>
<td>K-- Courthouse</td>
<td>1,500</td>
<td>400</td>
</tr>
<tr>
<td>J-- Law</td>
<td>1,000</td>
<td>250</td>
</tr>
<tr>
<td>I-- Court</td>
<td>500</td>
<td>125</td>
</tr>
<tr>
<td>TOTALS</td>
<td>3,000</td>
<td>3,950</td>
</tr>
<tr>
<td>The Functional Teams</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td>12,950</td>
<td>3,950</td>
</tr>
</tbody>
</table>
### Option A Cost Matrix

#### Public Safety in County Building

<table>
<thead>
<tr>
<th>Floor</th>
<th>Location</th>
<th>Description</th>
<th>Cost (Estimation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower</td>
<td>Main</td>
<td>Entrance</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Lower</td>
<td>East</td>
<td>Exit</td>
<td>$900,000</td>
</tr>
<tr>
<td>Lower</td>
<td>West</td>
<td>Window</td>
<td>$800,000</td>
</tr>
<tr>
<td>Lower</td>
<td>North</td>
<td>Door</td>
<td>$700,000</td>
</tr>
<tr>
<td>Lower</td>
<td>South</td>
<td>Elevator</td>
<td>$600,000</td>
</tr>
<tr>
<td>Upper</td>
<td>Main</td>
<td>Entrance</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Upper</td>
<td>East</td>
<td>Exit</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>Upper</td>
<td>West</td>
<td>Window</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>Upper</td>
<td>North</td>
<td>Door</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>Upper</td>
<td>South</td>
<td>Elevator</td>
<td>$1,100,000</td>
</tr>
</tbody>
</table>

**Total Cost:** $6,500,000

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**Note:** The above information is an estimation and may vary based on actual construction and renovation costs.
OPTION B
CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

GOVERNMENT SERVICES SPACE ALLOCATION STUDY
CITY OF FORT WAYNE + ALLEN COUNTY
OPTION B
CO-LOCATE PUBLIC SAFETY IN EAST BERRY BUILDING

GOVERNMENT SERVICES SPACE ALLOCATION STUDY
CITY OF FORT WAYNE + ALLEN COUNTY
## Option B Cost Matrix

<table>
<thead>
<tr>
<th>Area</th>
<th>Footprint (sq ft)</th>
<th>Cost (2009)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Floor</strong></td>
<td></td>
<td>51,393,500</td>
</tr>
<tr>
<td>1st Floor</td>
<td></td>
<td>26,900</td>
</tr>
<tr>
<td>2nd Floor</td>
<td></td>
<td>25,990</td>
</tr>
<tr>
<td>3rd Floor</td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td>4th Floor</td>
<td></td>
<td>2,000</td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
<td></td>
<td>51,393,500</td>
</tr>
</tbody>
</table>

### Additional Costs
- **Mortgage & Property Taxes:**
- **Utilities:**
- **Maintenance & Repairs:**
- **Insurance:**
- **Property Taxes:**
- **Mortgage:**

### Initial Investment
- **Project Development Costs:**
- **Construction Costs:**
- **Landscape & Site Improvements:**

### Operating Costs
- **Utilities:**
- **Maintenance & Repairs:**
- **Insurance:**
- **Property Taxes:**
- **Mortgage:**

### Project Timeline
- **Design Development:**
- **Construction:**
- **Occupancy:**

### Project Team
- **Architect:**
- **Engineer:**
- **Contractor:**

### Project Features
- **Parking:**
- **Security:**
- **Accessibility:**
- **Green Building:**
Pro: Wrap-up can locate public safety in East Berry Building

Con: Cost, county bond placed on third floor west

East Berry Street for public access

City, county, and federal agencies on second floor

Separate the development team from other functions

Cuts costs for lease, utility, maintenance, and property tax-related functions.

Cuts costs for lease, utility, maintenance, and property tax-related functions.

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