CITY OF KNOXVILLE

Preliminary
Facility Assessment and Master Plan
Tennova – St Mary Campus

January 08, 2019

prepared by:

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Executive Summary

Benefield Richters was asked to assist the City in assessing the existing Tennova - St. Mary's Hospital campus for its possible reuse as the headquarters for Knoxville Police Department (KPD), Municipal Court and Knoxville Fire Department (KFD). This work included:

- developing a preliminary program of needs for each department,
- assessing the condition of the existing facilities and
- providing an opinion of probable cost in order to establish a project budget.

Under the oversight of David Brace, Chief Operating Officer of the City of Knoxville, meetings were held with the KPD and KFD. Programming needs were discussed, and existing facilities were toured. A draft program of space requirements was developed and returned to the departments for review and comment. Further discussions were held, and revisions made to the programs accordingly.

At the same time, investigatory site visits were made to the proposed facilities. Meetings with maintenance and operations staff of Tennova were held; tours of the facilities were made; previous reports were read and analyzed; and existing drawings were reviewed in order to determine the physical components of the facilities and evaluate their existing condition.

Based on the above accumulated information, initial conceptual schemes were developed.

Initial opinions of probable cost were developed for each scheme. Costs were based on discussions with local contractors, KUB, City Engineering Department and local engineers, as well as past experience.

Upon review of these concepts and budget projections, along with feedback from on-going discussion between the City and Tennova, the concepts and opinions of budget were revised accordingly.

General Observations about the Tennova St. Mary's Campus:

1a. The existing hospital, located to the north of Emerald Avenue line, was built between 1930 and 1965, with the exception of the Central Wing which was built in 1978. They are old and in poor condition, floor to floor heights are limited, interior layouts are inefficient, and mechanical and electrical infrastructure is poor. It would be cost prohibitive to renovate these buildings. It is recommended that they be demolished, the site cleared, and property reused for a better purpose to reinforce and enhance the existing neighborhood.

1b. The original hospital, the Main Building, was built in 1930 and is sited in a prominent position on the hill. It has some historical significance, though it is not listed on the National Historical Register. The building has been added onto on both ends and the rear.

1c. Demolition of the East and West wings plus St. Joseph's Wing in the rear will require repairs be made to the exterior envelope of the Main Building. In addition, major renovations would be needed, including exterior envelope repairs (doors, windows and roof) and replacement of the entire mechanical and electrical infrastructure. As with most historical renovations, the cost per square foot would be higher than the market value of the building.

1d. In addition, the interior configuration of the building will limit the efficient reuse of the space. It will be an expensive proposition to save and renovate it. On the other hand, it could be saved and reused as the center piece of a new development.

2. The Magdalene Clark Tower was built in 1972. Reuse of the building would require complete renovation of the interior and replacement of the entire mechanical and electrical infrastructure. Minimal exterior work would be required, though the style is dated.

However, with over 160,000 square feet of space plus 3 decks of parking, it will be difficult to find a tenant or tenants to fully occupy such a large structure particularly in this location. Without such a tenant, it may prove to be more appropriate to demolish this structure and incorporate the land into any future development proposal.

3. The three buildings located south of the Emerald Avenue line, the Physician's Office Building (POB), Central Wing Annex, Women's Pavilion and Ambulatory Surgical Center, were built after 1979. The total square footage is approximate to that of the needs for KPD, the Municipal Court and KFD. Sufficient parking is present on site.

KPD	155,781 sf	P.O.B.	73,422 sf rentable
Municipal Court	11,133 sf	Central Annex	56,379 sf
KFD	20,249 sf	Women's Pavilion	40,581 sf
		Ambulatory Surgical Ctr	23,220 sf

4. The Ambulatory Surgical Center (ASC) is a stand-alone structure, with independent utility connections. It sits on a separate piece of property, with separate ownership. With 23,000 square feet of rentable space, it is slightly larger than the needs of the Knoxville Fire Department, 20,300 gross sf.

5. Parking. On the site south of Emerald Avenue there is a parking garage, with 4 floors and over 720 spaces. In addition, there are 170 spaces in a surface lot associated with ASC and another 195 spaces to the west of these. Finally, there are 100 spaces across Huron Street from the WP, where the helipad is located. Because of its direct link to the office buildings, in all likelihood, the parking garage will be secured parking for the KPD staff and officers.

Key Issues

During the course of the programming and investigation phase, it became apparent that there were several key factors which would have the greatest impact on design decisions.

1. Entrances:

   A clear, easily recognizable public entrance for the Municipal Court and the KPD will be required. A single point of entry for the public is desirable in order to minimize equipment and operational expense for KPD. The two master plan concepts developed test the available options: A) along the Emerald Avenue corridor on the north side of the site, at the connection between the POB and the Central Annex and B) south of and connected to the Women's Pavilion.

   The KPD program requires additional, multiple points of access including patrolmen, CID, employees, deliveries, training attendees, as well as connection to secured parking and storage. The linear layout of the facility will help accommodate these, however building arrangement and topography present challenges.

   KFD and Pension Board can have independent separate entrances since their level of security is lower and full body scans are not required.

2. Municipal Court:

   Several issues are problematic in accommodating the municipal court. First, the existing buildings have columns on approximately 25' +/- grids. This creates an issue in providing large meeting spaces with uninterrupted views. The programming indicates the need for the following large spaces:

Municipal Courtroom	4,000 sf
Gymnasium	4,800 sf
Assembly Space	2,800 sf

   Secondly, floor to floor heights are limited in the three buildings: This will limit ceiling heights to 10' or less in most cases, adequate for offices but restrictive for large assembly spaces.

   Finally, the structural design loads for assembly spaces is greater than that for general office space. It is unlikely that the upper floors of the buildings were designed to handle these higher loads. Therefore, assembly spaces should be located on the ground floor where the slab on grade can handle the additional load.

   The proposed resolution to this situation is to build a new addition specifically for the Municipal Court. This would be combined with a lobby area that incorporates the public entrance and related security issues. As previously noted, the conceptual schemes test two locations for adding this element.

3. Storage:

Significant square footage for storage is called for in the programming. This storage has different degrees of security, air conditioning and proximity requirements.

KPD has need for three types of storage:

- evidence and confiscated items, approx. 50,000 sf of storage (this can be provided by use of various storage systems)
- for archived files
- command and emergency vehicles, 4-6 vehicles that require 14' clearance

KFD needs

- supplies and stores
- vehicles (fire trucks) on temporary basis

4. Site Utilities:

The entire campus of St. Mary's is run off a central heating & cooling system. Buildings to remain will need to be disconnected from the central system and fed individually.

Discussions with KUB indicate that a new gas and electrical backbone can be extended along the proposed Emerald Road corridor to provide individual utility service for each of the buildings.

Water. The buildings are currently individually fed by water with the exception of the Central Annex, which appears to be fed from the Central Wing. A water line will probably need to be extended to feed the Annex. Fire water pressure is limited on the hill and the buildings currently have fire pumps.

Sewer. Individual buildings are currently connected to sewer. There should be little change required.

The Ambulatory Surgical Center currently stands alone and operates independent from campus infrastructure. Initial analysis suggests the building has adequate power and water service but may require additional capacity for natural gas.

5. Parking Garage:

The police department requires approximately 300 spaces plus secured areas for special vehicles. The special vehicles require 14' clearance.

There are over 700 spaces in the parking garages, approximately 200 per level. The parking garages have a limited height clearance of approximately 7'-6" on the lower decks and 10' on the upper deck. The abundance of parking space, only two floors are needed, means that one or two of the other floors could be converted for storage. This would be an ideal location, renovated to provide waterproofing and required air conditioning, to accommodate property management facilities.

The fire department requires approximately 80 spaces plus parking for multiple fire trucks. The lower surface parking lot provides adequate space for their needs.

6. Connectivity:

The POB, Central Annex and Women's Pavilion are separate structures and are not directly linked together. A method of linking the POB and Central Annex together will need to be provided, as well as possibly linking the Central Annex and the Women's Pavilion. The opportunity exists to combine this need with the construction of the new court facility and public entrance.

7. Envelope:

Exterior envelopes generally appear to be in sound condition. Roofing systems should be replaced on all four buildings. Window and door systems will need to be re-caulked. Surfaces may need to be cleaned and painted, where applicable.

8. Interior Demolition.

In general, it is assumed that the interior will be gutted with the exception of the sprinkler systems, which will need to be reworked. Toilets and plumbing should be removed except at the core: HVAC systems would be removed, including air handlers, VAV boxes and ductwork; and electrical, power and lighting, removed back to main service panels in each building.

9. Mechanical Systems.

The entire facility, with the exception of the ambulatory surgical center, is served by a central heating and cooling system, chillers and boilers, which is slated to be disconnected and removed. This central system fed air handlers in each building supply conditioned air to each floor. In turn, each floor was served by a series of VAV boxes that distributed the air by duct to defined zones. A new central system, consisting of chillers, cooling towers, boilers and pumps, should be installed to feed the three buildings. This will require a large mechanical room, approximately 3,000 sf, preferably centrally located.

Existing building HVAC systems are considerably aged, though maintenance has kept the equipment in functioning condition beyond normal life expectancy. System replacement (air handlers, VAV boxes, ductwork, etc.) should be anticipated as the buildings are renovated to accommodate the new use and layout.

Existing system should be replaced with a similar, more efficient system.

10. Emergency Generator:

An emergency generator will be required to feed the 911 backup facility, selected elevators, cooling in evidence storage, NCIC/Records, as well as selected lighting. Potentially one of the existing generators could be used for this.

11. Emergency Operations Center

EOC backup should be moved to new facility. This facility is rarely used. A classroom or meeting room should be made adaptable to serve as the backup operation should it be needed.

The Emergency Management Agency should move to offices near EOC, whether that be with KPD or KFD.

Concepts

As a result of the above analysis, the following master plan concepts were developed for the property. The variations on the master plan are based around the location of the Main Public Entrance and Municipal Court with the use of the Ambulatory Surgical Center explored as an option in Scheme B.1. and B.2

The three schemes all incorporate the following concepts:

- Emerald Avenue would be the dividing line across the site in keeping with the original street grid, either as a roadway, parking or a greenspace. It would serve as the entrance to the parking garage and provide a utility & storm drainage backbone. In Scheme B, it serves as the entranceway for the public to the facility.
- The property to the north of Emerald Avenue would be cleared and prepared for future development. The hospital wings, M Clark Tower, and power plant would be demolished The Main Building may or may not be preserved.
- The property to the south, between Emerald Avenue and Westland Avenue, would be utilized by the City for KPD, the Municipal Court and KPD.
- The parking garage is used for secured parking for KPD. The lower level of the garage is used for property management storage facilities.

1. Concept Master Plan - Scheme A

In this concept, the Public Entrance & Municipal Court are located on north side of the complex on the Emerald Avenue axis. This provides the opportunity to create a prominent public entrance. At the same time, the lobby is used not only to tie the Court to the KPD, but to also connect the POB and Central Annex together.

Concept A.1

In this variation, the police department is consolidated in the POB and Central Annex building, approximately 125,000 rentable sf. KPD's program calls for 104,000 net sf.

The Women's Pavilion will be utilized by the KFD and Pension Board. This scenario eliminates the need for modifying the WP entrance or building a connection to the Central Annex.

ASC is available for uses, such as training, that interface with the public and do not require high security levels.

Concept A.2

In this scenario, assumes that KFD will move into the ASC. The Women's Pavilion's ground floor is occupied the Pension Board, while the upper two floors of the Pavilion are occupied by the KPD. In this version, a connector will need to be built to allow movement between the WP and the Central Annex.

2. Conceptual Master Plan - Scheme B

In this concept, the public entrance to the KPD & Municipal Court facility are locate on the south side of Women's Pavilion. The drive through on the lower floor of the WP would be enclosed to form the main entrance lobby.

The KPD would occupy the WP, Central Annex, and the POB. There are over 180,000 sf of office space available; KPD's program calls for 130,000.
The parking garage would be used for secure parking for staff and officers. The lowest floor of garage would be renovated, finished and conditioned as required, to provide approximately 50,000 sf of storage space.

Keeping the Municipal Court, the public entrance, and KFD south of the complex allows Emerald Avenue to be extended either as a road or as a greenway, reestablishing the city street grid in that location.

KFD is located in the ASC. ASC has 23,000 gross sf; KFD's program calls for 19,000 sf. KFD would be independent of the police department and have its own entrance. There is sufficient access around the building that would allow for storage and distribution of supplies, as well as a separate entrance for the EMR training.

Phasing

Although there is no imperative to develop the site to the north of Emerald, there are two factors that encourage this:

1. There is considerable cost savings for doing the demolition and hazardous waste removal at one time and

2. The abandoned hospital buildings, if not razed, will be a community eye sore and attract vandals and vagrants.

This work is envisioned to occur in the following phases:

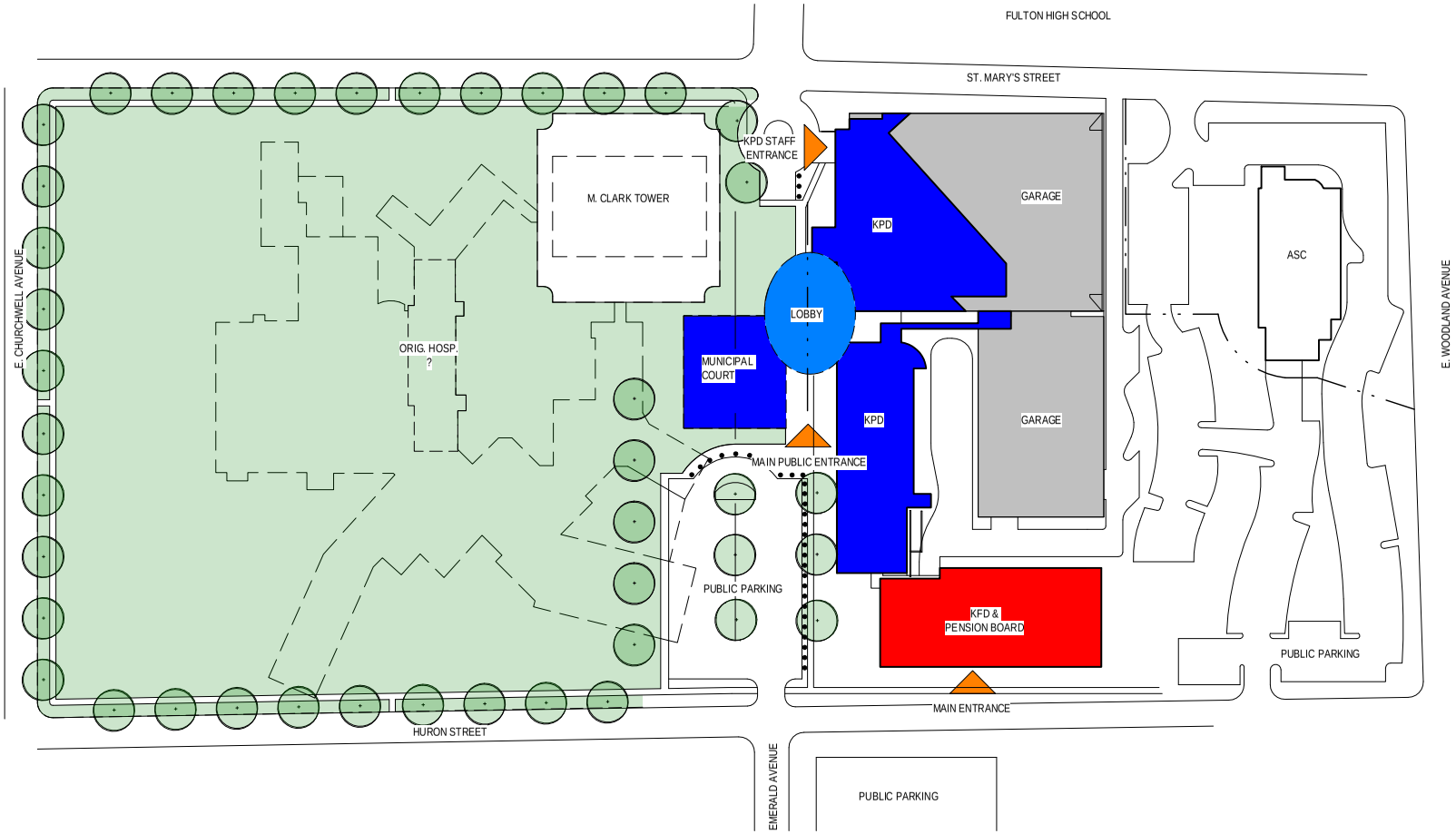
3. Site preparation: Separation of utilities so that the POB, Central Wing Annex, and Women's Pavilion can stand alone; Demo hospital buildings north of the Emerald Avenue line, including the central 'connective tissue'. Backfill, grade, and landscape the area north of the Emerald Avenue corridor. The site would be rough graded, seeded.

4. Demo interior of POB, Central Annex Addition, Women's Pavilion, and ASC. This should be done concurrently

5. Install new utility (gas, electric, and telecom) and stormwater backbone to individually feed buildings.

6. Renovate POB, Central Annex, Women's Pavilion (and ASC if included). for KPD and KFD offices. Build new Municipal Court, public entrance lobby, and connectors.

7. Site Work, including Emerald Avenue extension, parking, storm drainage and streetscape installed.



CONCEPT PLAN A.1 - SITE MASTER PLAN

01/08/2019

0 100' 200' 300'

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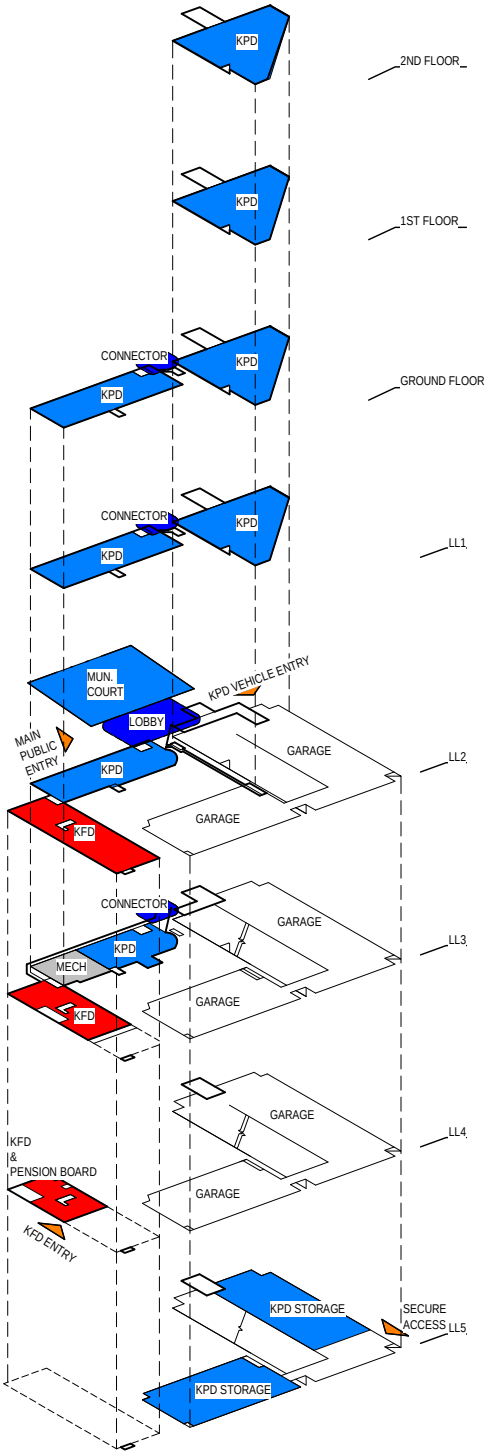

CONCEPT A.1 - ISOMETRIC SPACE DIAGRAM

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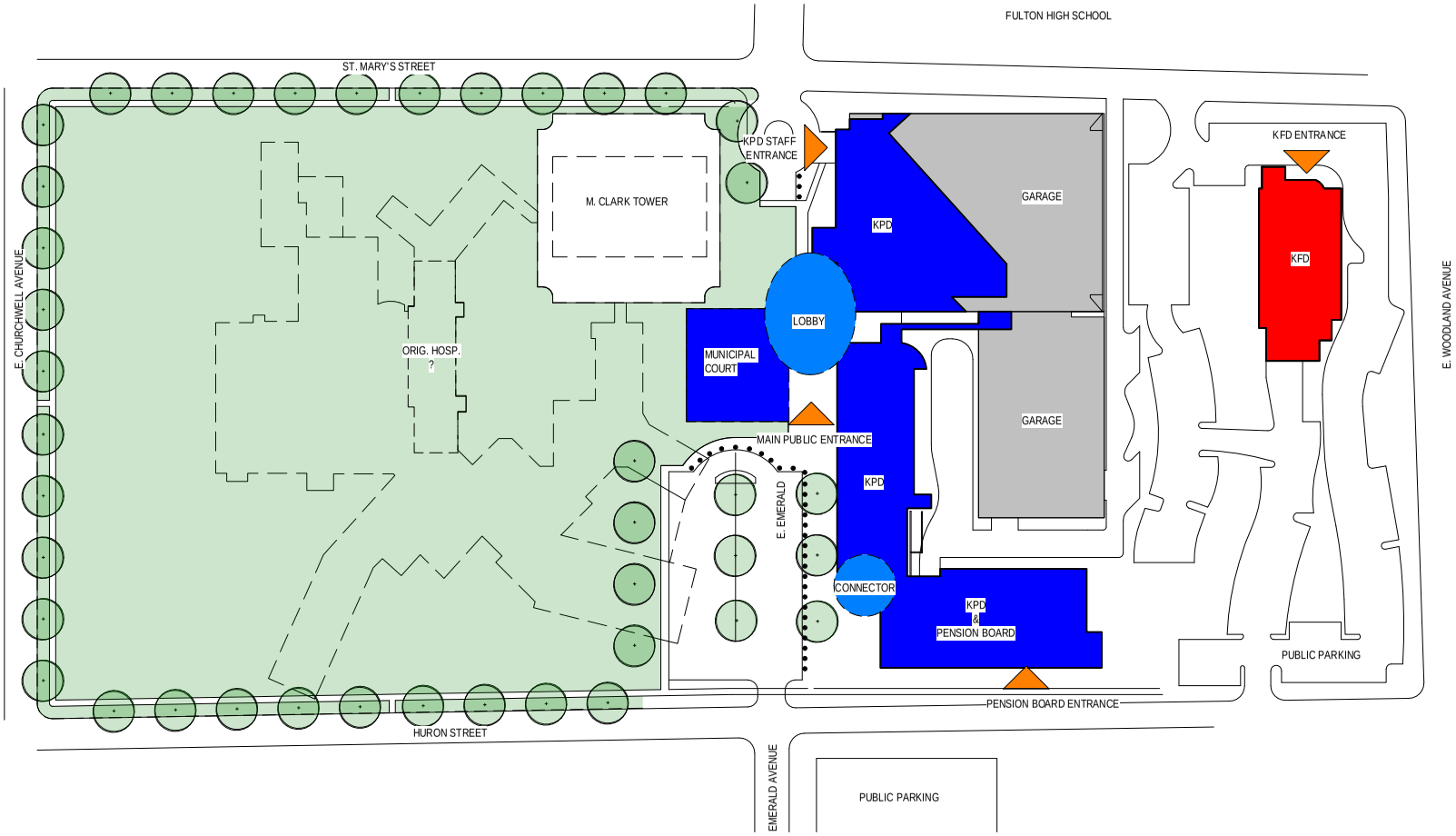

CONCEPT A.2 - SITE MASTER PLAN

01/08/2019

0 100' 200' 300'

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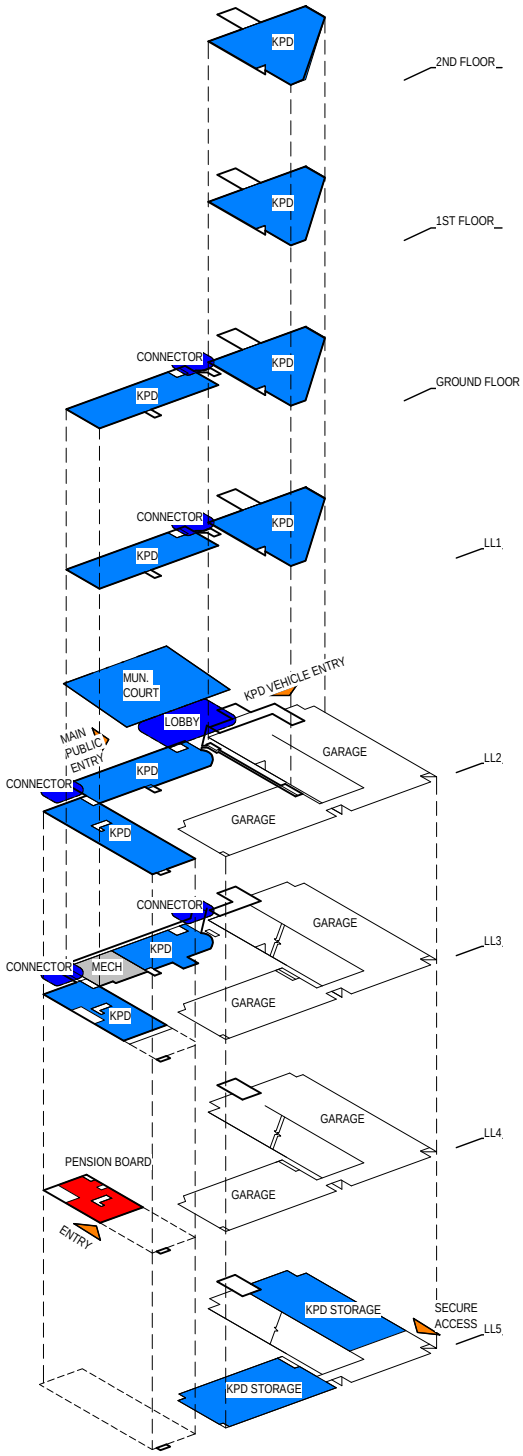

CONCEPT A.2 - ISMOMETRIC SPACE DIAGRAM

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CITY OF KNOXVILLE - ST. MARY'S CAMPUS

CONCEPT B - SITE PLAN

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0 100' 200' 300'

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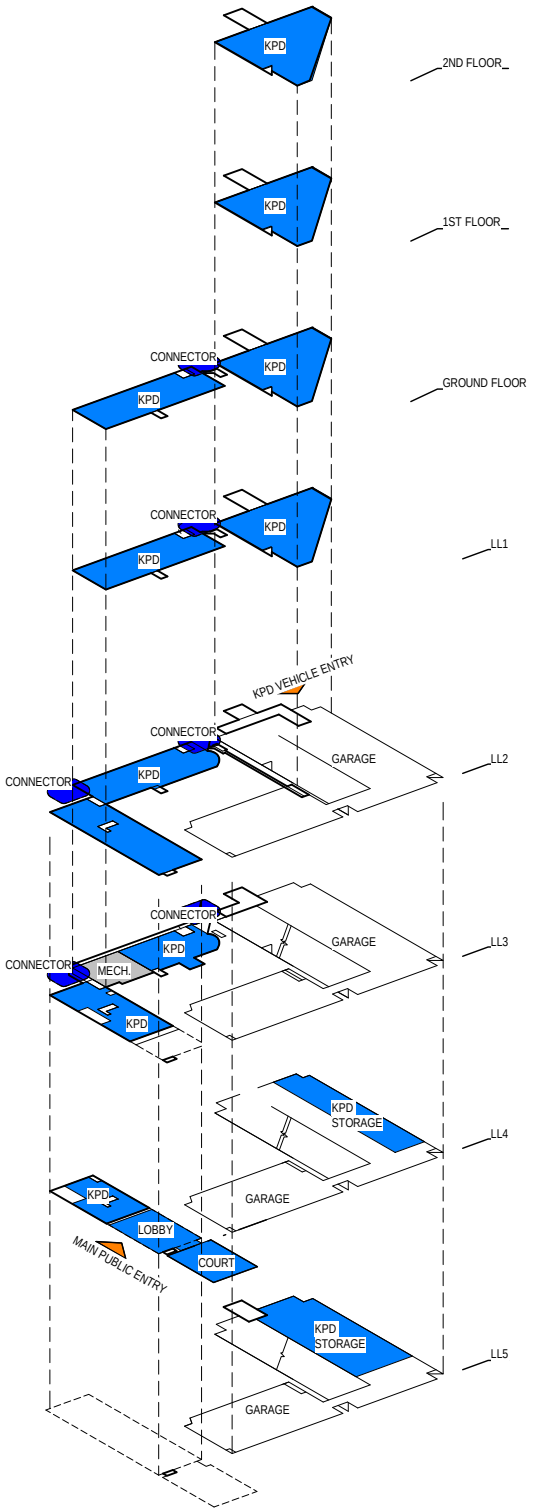

CONCEPT B - ISOMETRIC SPACE DIAGRAM

NOTE: THIS SCENARIO ASSUMES THAT THE KFD WOULD BE LOCATED IN THE ASC BUILDING, WHICH DOES NOT SHOW IN THIS DIAGRAM

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CITY OF KNOXVILLE - ST. MARY'S CAMPUS

City of Knoxville: KPD, KFD, & Municipal Court Relocation
Tennova: St. Mary's Hospital site
Opinion of Probable Cost - Concept Scheme A.1
rev 01.08.2019

			qty	unit cost	unit	subtotal
Phase I	**North Site prep**					
	Hazardous Waste	all buildings	1	750,000	ls	750,000
	Demolition	Power Plant, and MC Tower parking lots, etc.	1	3,000,000	ls	3,000,000
	Utilities - disconnect	heat, water, sewer, electrical	1	100,000	ls	100,000
	Storm drainage	swpp	1	50,000	ls	50,000
	Grading & Landscaping	5 acres - fill, topsoil, dress, seed, trees	5	200,000	ls	1,000,000
	Subtotal					4,900,000
	Contingency		10%			490,000
	Total North Site Prep					**$5,390,000**
Phase II	**Site Work**					
	Utilities Backbone					
	water		1	25,000	ls	25,000
	sewer			0	ls	0
	gas		1	100,000	ls	100,000
	elect.	single feed, wire & transformers	1	250,000	ls	250,000
	data/tele		1	250,000	ls	250,000
	owner's work	trenching, conduit, & xfrmr pads	1	100,000	ls	100,000
	Subtotal					725,000
	Contingency		10%			72,500
	Total					**$797,500**
	Paving & Landscaping					
	Emerald Ave & Parking		1	750,000	ls	750,000
	Storm drainage		1	250,000	ls	250,000
	Grading & Landscaping	2 acres	2	250,000	ls	500,000
	Subtotal					1,500,000
	Contingency		10%			150,000
	Total Site					**$1,650,000**
	Total Site					**$2,447,500**

Phase III **Renovation of POB,Central Annex & WP**

		qty	unit cost	unit	subtotal
Interior Demolition	POB	73,500	8	sf	588,000
	Central Annex	56,500	8	sf	452,000
	Women's	40,500	8	sf	324,000
	POB garage	200,000	1	sf	200,000
	POB garage II	100,000	1	sf	100,000
Demolition Sub					1,664,000
Contingency		10%			166,400
Total					**$1,830,400**
KPD					
POB		73,500		gsf	
Central Annex		56,500		gsf	
Total office sf		130,000		gsf	
POB garage		200,000		gsf	
POB garage II		100,000		gsf	
Total parking sf		300,000		gsf	
New Construction	new Municipal Court bldg	10,000	250	sf	2,500,000
	connector @ POB & Central Annex	1	1,000,000	ls	1,000,000
shell renovation					
parking garage	coating, lighting, security controls, conc repair	300,000	3.33	sf	1,000,000
office buildings	roof	55,000	15	sf	825,000
	exterior envelope: caulk, clean	1	275,000	sf	275,000
interior finish					
finished		97,490	150	sf	14,623,500
shell (unfinished)		32,510	50	sf	1,625,500
garage storage	lower level 5	17,490	50	sf	874,500
Subtotal					22,723,500
Contingency		10%			2,272,350
Total KPD					**$24,995,850**
KFD & Pension Board					
Women's Pavilion (WP)		40,500		gsf	
interior finish					
finished		20,825	150	sf	3,123,750
shell (unfinished)		19,675	50	sf	983,750
Subtotal					4,107,500
Contingency		10%			410,750
Total KFD & Pension Board					**$4,518,250**
Total Phase III Renovation					**$31,344,500**

Total Project Cost (Phases I, II & III)

Land Acquisition					----
Design/PM					
Project Mgmt					1,400,000
Surveying					100,000
Prof. Services (A/E, Commiss., etc.)	8 % of const cost	8%			3,134,560
Testing					100,000
Construction					
North Site Prep	phase I				5,390,000
Site Work	phase II				2,447,500
Building	phase II & V				31,344,500
FFE	furnishings, a/v	165,581	12	sf	1,986,972
IT	telecomm; security;	165,581	5	sf	827,905
Total Project Budget					**$46,731,437**

*Assumptions

Moving costs are not included
Contingency is set at 10%
ASC demo & renovation not included

Knoxville Police & Fire Department
preliminary program
01.08.2019

Knoxville Police Department

Summary	net	gross
Administration	3,598	4,857
Management	42,976	50,304
CID	16,272	21,427
Operations	12,720	17,172
Acadamey	17,005	22,957
Suppport	13,347	18,018
KPD Totals	**105,918**	**134,736**

Knoxville Municipal Court

Municipal Court	7,422	10,020
Court Totals	**7,422**	**10,020**

Knoxville Fire Department

Administration	9,154	12,358
EMS/Public Training	3,120	4,212
Radio Equipment	550	743
Emergency Management	675	911
KFD Totals	**13,499**	**18,224**

Pension Board

Administration	1,927	2,601
Pension Board Totals	**1,927**	**2,601**

Total	**165,581**

Knoxville Police Department
preliminary program
01.08.2019

Administration	occ	sf/occ	sf	no	total sf
Chief of Police	1	20x30	600	1	600
Exective Assistant	1	15x15	225	1	225
Staff Secretary	1	10x12	120	1	120
Principal Secretary/Receptionist	1+4		375	1	375
Conference Room	16-20	20	375	1	375
Workroom/Mailroom	1		225	1	225
Break Room w/ Kitchen	----		225	1	225
Toilet	1	8x8	64	2	128
Subtotal					2,273
Circulation				35%	796
Loss Factor				0%	0
Subtotal					3,069

Internal Affairs	occ		sf	no	total sf
Internal Affairs Commander	1	15x15	225	1	225
Internal Affairs Investigator	1	10x15	150	3	450
Internal Affairs Secretray/Receptionist	1	10x25	225	1	225
Interview Rooms	3-4	10x10	100	2	200
Workroom/File Room	----		225	1	225
Subtotal					1,325
Circulation				35%	464
Loss Factor				0%	0
Subtotal					1,789

Summary	
Net	3,598
Gross	4,857

Knoxville Police Department
preliminary program
01.08.2019

Management Services	occ	sf/occ	sf	no	total sf
Deputy Chief	1	15x20	300	1	300
Captain	1	15x15	225	1	225
Personnel Secretary	1	10x15	150	1	150
Personnel Director	1	10x15	150	1	150
Recruiting	1	10x10	100	2	200
Purchasing Director (Budget)	1	10x15	150	1	150
Purchasing staff	1	10x10	100	1	100
Payroll staff	3	100	300	1	300
Grants Office	1	10x15	150	2	300
H.R. Storage	----		300	1	300
Workroom	1		100	1	100
Break Area	----		50	1	50
Toilet	1		64	2	128
Subtotal					2,453
Circulation				35%	859
Loss Factor				0%	0
Subtotal					3,312

Property Management	occ		sf	no	total sf
Property Management Supervisor		15x15	225	1	225
Property Management Secretary		10x15	150	1	150
Property Management Staff	3	64	192	1	192
Property Management Storage			35000	1	35,000
Processsing			400	1	400
Confiscation					
Lost & Found					
Short term					
Envelope storage					
Drugs					
Guns					
Rape kits					
Murder evidence					
Archives					
Central Supply Staff		10x10	100	1	100
Central Supply Storage			2500	1	2,500
Subtotal					38,567
Circulation				15%	5,785
Loss Factor				0%	0
Subtotal					44,352

Maintenance	occ		sf	no	total sf
Maintenance Workshop	1		1500	1	1,500
Maintenance Office	3	64	192	1	192
Tool Storage	----		150	1	150
Break Station	----		50	1	50
Toilet	1		64	1	64
Subtotal					1,956
Circulation				35%	685
Loss Factor				0%	0
Subtotal					2,641

Summary	
Net	42,976
Gross	50,304

Knoxville Police Department
preliminary program
01.08.2019

Criminal Investigation Department (CID)	occ	sf/occ	sf	no	total sf
Conference Room	10	20	200	1	200
Reception/Secretary	1		225	1	225
Deputy Chief	3	20x30	300	1	300
Unit Secretary	1	10x15	150	8	1,200
Captains	1	15x15	225	2	450
Lieutenants	1	10x15	150	8	1,200
Sergeants	1	10x10	100	10	1,000
Violent Crimes	15	64	960	1	960
Sex Offender Registry	1	10x10	100	1	100
Walk in Warrants	1	10x10	100	1	100
Property Crimes	18	64	1152	1	1,152
Special Crimes	10	64	640	1	640
Case Coordinator	1	10x10	100	1	100
Case Advocate	3	100	300	1	300
Organized Crime	18	64	1152	1	1,152
Forensic Tech	14	64	896	1	896
Crime Lab					
PRT water tank & storage			350	1	350
Ref library			96	1	96
Gun Storage			100	1	100
Firearm I.D.	1	12x12	144	3	432
NIBNS	1	12x12	144	1	144
Photography	1	10x12	120	1	120
Processing Garage		24x20	480	1	480
ICAC					
Officers	1	10x10	100	6	600
Server	1	10x15	150	1	150
Evidence	1		250	1	250
Interview Rooms	4	10x10	100	4	400
Observation Room	2	10x10	100	1	100
Polygraph Rooms	3	10x10	100	2	200
Processing Garage			250	1	250
Drying Sheds ??					
Copy area	1		50	6	300
Office Supplies	----		25	1	25
Storage			200	1	200
Break Out Rooms	1		100	6	600
Break Counter			50	6	300
Toilets	3		200	4	800
Subtotal					15,872
Circulation				35%	5,555
Loss Factor				0%	0
Subtotal					21,427

Summary	
Net	16,272
Gross	21,427

Knoxville Police Department
preliminary program
01.08.2019

Operations (Patrol)	occ	sf/occ	sf	no	total sf
Employee Entrance & Vestibule				1	0
Foyer	20	15	300	1	300
Roll Call	50	20	1000	1	1,000
Conference Room	10	20	200	1	200
Reception/Secretary	1		225	1	
Deputy Chief	1	15x20	300	1	300
Patrol Captains	1	15x15	225	3	675
Patrol Lieutenants	1	10x15	150	20	3,000
Unit Secretary	1	10x15	150	3	450
Shift Sergeants	28	64	1792	1	1,792
Unit Sergeants	8	100	800	1	800
Inspections	3	64	192	1	192
Hit and Run	1	10x10	100	1	100
KCDC	1	10x10	100	1	100
Repeat Offenders	6	64	384	1	384
Animal Control	7	36	252	1	252
Traffic Services (Photo Enforcement)	n/a		250	1	250
Workroom/Mailroom			225	1	225
Break Counter			50	1	50
Toilets	3		200	2	400
Storage: Mobile Field Force			750	1	750
Storage: SOS			750	1	750
Storage: SAR			750	1	750
Subtotal					12,720
Circulation				35%	4,452
Loss Factor				0%	0
Subtotal					17,172

Summary	
Net	12,720
Gross	17,172

Knoxville Police Department
preliminary program
01.08.2019

Academy	occ	sf/occ	sf	no	total sf
Anteroom	30		300	1	300
Assembly Space	400	7	2800		
Classroom A	50	20 ----		1	0
Classroom B	30	20 ----		1	0
Classroom C	30	20 ----		1	0
Storage (chairs, tables, A/V)	----		400	1	400
Kitchen (holding/caterer)			300	1	300
Toilets			200	4	800
Reception/Secretary	1		400	1	400
Training Director	1		225	1	225
Trianing Coordinator	1		150	1	150
Field Training Sgt.	1		150	1	150
CALEA Coordinator	1		100	1	100
Staff Officer	2		200	1	200
Workroom/File Storage	----		300	1	300
Break area	----		50	1	50
Gymnasium			4800	1	4,800
Weight Room			500	1	500
Cardio Room	20	60	1200	1	1,200
Storage (equip)	----		200	1	200
Locker Room (officers & sgts & lts)	480	10	4800	1	4,800
Toilets/Shower	10		500	1	500
Locker Room (sr. commanders)	20	15	300	1	300
Toilets/Shower	5		250	1	250
Firing Range (training/practice)	2		1080	1	1,080
Subtotal					17,005
Circulation				35%	5,952
Loss Factor				0%	0
Subtotal					22,957

Summary	
Net	17,005
Gross	22,957

Knoxville Police Department
preliminary program
01.08.2019

Support	occ	sf/occ	sf	no	total sf
Vestibule		10x8	80	1	80
security check point	10	12x20	240	1	240
lobby	10	20	200	1	200
Deputy Chief	1	15x20	300	1	300
Captain	1	15x15	225	1	225
Lieutenant	1	10x12	120	2	240
Sergeants	8	75	600	1	600
Chaplain	1		375	1	375
Records	8		600	1	600
Records Storage	----		225	1	225
Teleserve	5		320	1	320
Safety Education	1		100	6	600
Safety Education Files & Storage	----		225	1	225
Interview Room	3-4		100	1	100
NCIC	3	64	192	1	192
Crime Analysis	1		100	8	800
Technical Services Supervisor	1		150	1	150
Technical Services	1		100	3	300
Technical Services Work Area			4000	1	4,000
Video Production			300	1	300
Technical Services Storage	----		1000	1	1,000
Break area	----		50	1	50
Workroom	1		100	1	100
Toilets	3		200	2	400
Museum	n/a		1000	1	1,000
Main Cafeteria	30		450	1	450
prep area			150	1	150
Auditorium	----	----	----	----	
Toilets	----	----	----	----	
IT Server Room	----		100	1	100
Jan Closet	----		25	1	25
Subtotal					13,347
Circulation				35%	4,671
Loss Factor				0%	0
Subtotal					18,018
Summary					
Net					13,347
Gross					18,018

Knoxville Police Department
preliminary program
01.08.2019

Municipal Court	occ	sf/occ	sf	no	total sf
Vestibule		10x8	80	1	80
Security	2+8	12x20	240	1	240
Lobby	50	15	750	1	750
Courtroom	200	20	4000	1	4,000
Public Toilets	3		200	2	400
Jan Closet	----		25	1	25
Judge	1		180	1	180
Judge's Asst	1		120	1	120
Toilet	1		65	1	65
Court Administrator	1		144	1	144
Clerks	1		65	12	780
Walk-up Window	2		90	1	90
Pay Window	3		80	1	80
File Storage	----		100	1	100
Office Storage	----				0
Workroom			120	1	120
Breakroom			120	1	120
Toilets	1		64	2	128
Subtotal					7,422
Circulation				35%	2,598
Loss Factor				0%	0
Subtotal					10,020

Summary	
Net	7,422
Gross	10,020

Knoxville Fire Department
preliminary program
01.08.2019

Administration	occ	sf/occ	sf	no	total sf
Waiting Area	10	20	200	1	200
Receptionist	1		375	1	375
Chief	1	20x30	600	1	600
Exec. Asst. to Chief	1	15x20	300	1	300
File Storage	----		240	1	240
Deputy Chief	1	15x20	300	2	600
Community Relations Officer	1	15x15	225	1	225
Planning & Operations	1	15x15	225	1	225
Safety, Health & Communications	1	15x15	225	1	225
Pre-Fire Planning ISO	1	15x15	225	1	225
Payroll Specialist	1	12x15	180	1	180
Accts. Receivable	1	12x15	180	1	180
Office, large	1	15x15	225	2	450
Growth: offices	tbd		500	1	500
Informal Meeting	4		100	2	200
Conference Room, Small	10		300	1	300
Conference Room, Large	20		600	1	600
Workroom/Mailroom	1		300	1	300
Storage, Office Supplies	----		200	1	200
Storage, Files	----		600	1	600
Telecomm Room	----		100	1	100
Training room	60	20	1200	1	1,200
Large Assembly Room					
Break Room w/ Kitchen	15		400	1	400
Toilet	3		200	2	400
Toilet	1	64	64	2	128
Toilet	1	88	88	2	176
Janitor Closet	----		25	1	25
Subtotal					9,154
Circulation				35%	3,204
Loss Factor				0%	0
Subtotal					12,358

EMS/Public Fire Education	occ	sf/occ	sf	no	total sf
Asst Chief	1		300	1	300
QA Officer	1	15x15	225	1	225
Training Officer	1	15x15	225	1	225
Logistics Officer	1	15x15	225	1	225
Civilian	1	15x15	225	1	225
Classroom					
Workroom/File Storage	----		150	1	150
Storage, Supplies EMS & CPR	----		720	1	720
Toilets	2		150	2	300
Public Ed	1	15x15	225	1	225
Public Ed	1	15x15	225	1	225
Storage, Equip	----	10x15	150	1	150
Storage, Files	----	10x15	150	1	150
Subtotal					3,120
Circulation				35%	1,092
Loss Factor				0%	0
Subtotal					4,212

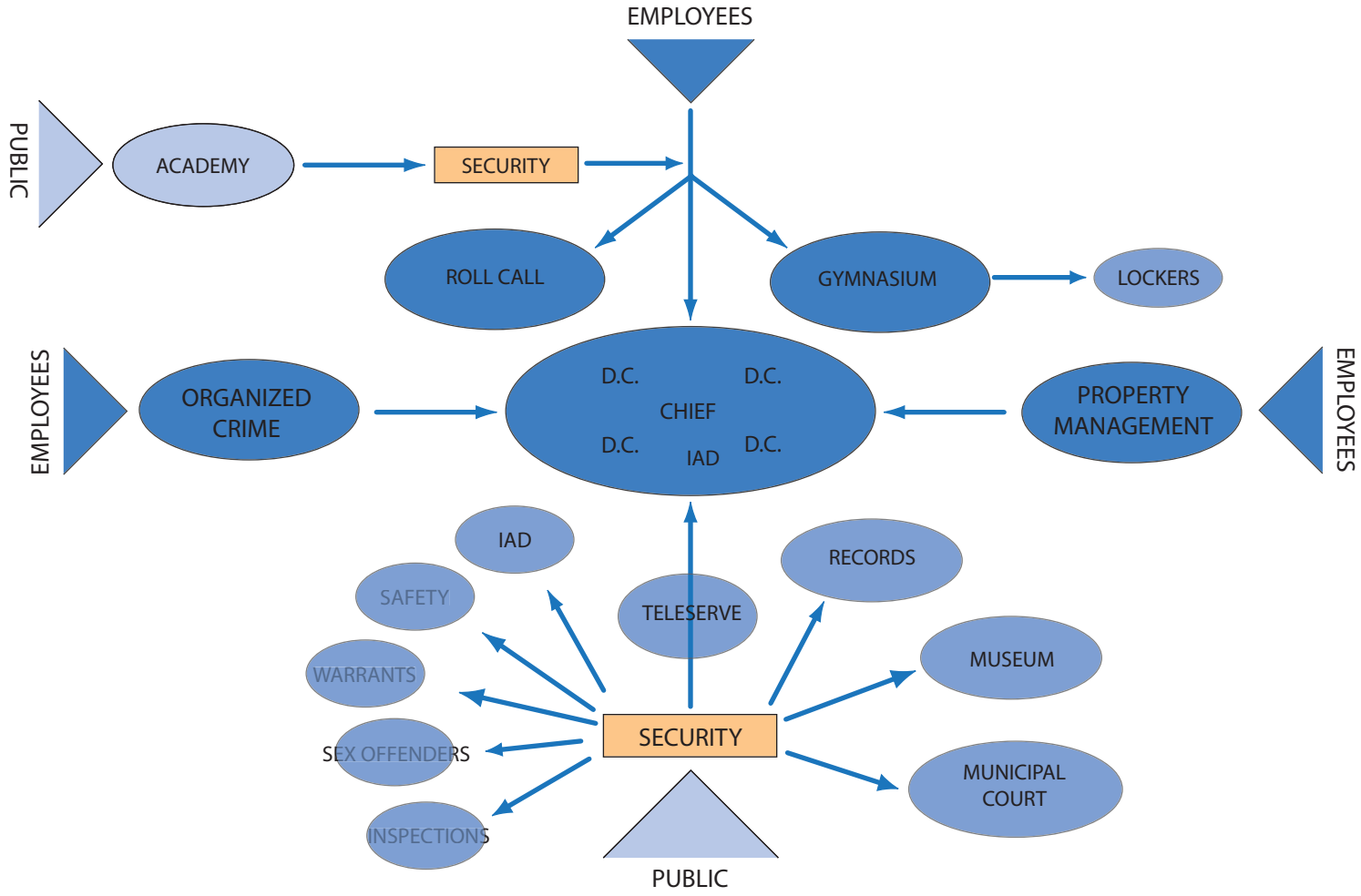
Radio Equipment	occ	sf/occ	sf	no	total sf
Radio Specialist Office	1	10x15	150	1	150
Workroom/Storage	1		400	1	400
Subtotal					550
Circulation				35%	193
Loss Factor				0%	0
Subtotal					743

Emergency Management Agency	occ	sf/occ	sf	no	total sf
EMA Director	1	15x15	225	1	225
Operations Officer	1	10x15	150	1	150
Exec. Asst.	1	10x15	150	1	150
Storage, Files	1	10x15	150	1	150
EOC Backup			1200		
Subtotal					675
Circulation				35%	236
Loss Factor				0%	0
Subtotal					911

Summary	
Net	13,499
Gross	18,224

Knoxville Pension System
preliminary program
01.08.2019

Administration	occ	sf/occ	sf	no	total sf
Waiting Area	4	15	60	1	60
Receptionist	1		100	1	100
Exec. Director	1	15x15	600	1	600
Office	1	10x12	225	1	225
Conference Room, Small	25	20	500	1	500
Workroom/Mailroom	1		120	1	120
Storage, Files	----		100		
Server Room	----		50	1	50
Break Room w/ Kitchen	4		144	1	144
Toilet	1		64	2	128
Subtotal					1,927
Circulation				35%	674
Loss Factor				0%	0
Subtotal					2,601
Summary					
Net					1,927
Gross					2,601


EMPLOYEES
PUBLIC
ACADEMY
SECURITY
ROLL CALL
GYMNASIUM
LOCKERS
EMPLOYEES
ORGANIZED CRIME
D.C.
D.C.
CHIEF
D.C.
D.C.
IAD
PROPERTY MANAGEMENT
EMPLOYEES
IAD
RECORDS
SAFETY
TELESERVE
MUSEUM
WARRANTS
SECURITY
SEX OFFENDERS
MUNICIPAL COURT
INSPECTIONS
PUBLIC