

Knoxville Public Safety Masterplan

September 12, 2016

STUDY GOALS

- Determine current space needs of the Police Department, Fire Department, and City Hall
- Predict department needs for the next thirty (30) years
- Conceptual building to meet those needs that allows for future expansion
- Investigate and suggest at least two (2) possible locations for the building

PROCESS

- Information gathering meetings
 - Department representatives
 - City Council members
 - Community representatives
- Survey existing facilities
- Develop program of spaces
- Develop plan options
- Generate cost opinions

PRIORITIES

Community representatives identified the following as the top priorities for the project:

1. Function / Comfort
2. Safety and Security
3. Growth / Longevity

Other priorities include:

- Functional needs / efficient workflow
- Americans with Disabilities Act (ADA) access
- Public perception - Civic presence
- Natural Daylighting

Program of space needs

Summary of Total Gross Square Feet

| Department | Total SF (net) | Net / Gross | Gross SF | M/E/P | TOTAL SF |
|--------------|----------------|-------------|---------------|-------|---------------|
| City Hall | 8,215 | 1.35 | 11,090 | 1.1 | 12,199 |
| Engineering | 1,110 | 1.35 | 1,499 | 1.1 | 1,648 |
| Police | 8,286 | 1.4 | 11,600 | 1.1 | 12,760 |
| Fire | 14,740 | 1.2 | 17,688 | 1.1 | 19,457 |
| TOTAL | 32,351 | | 41,877 | | 46,065 |

Detail of Space Needs Summary

City Hall

| Space / Function | Qty. | Existing (net) | Total (net) | Proposed (net) | Total (net) | Notes / Comments |
|-----------------------------|------|----------------|-------------|----------------|-------------|--------------------|
| City Hall | | | | | | |
| Existing Spaces | | | | | | |
| Lobby | 1 | 118 | 118 | 1000 | 1000 | |
| Receptionist | 1 | 534 | 534 | | 534 | 2 occupants |
| City Manager's Office | 1 | 433 | 433 | | 433 | |
| Asst. City Manager's Office | 1 | 310 | 310 | | 310 | |
| City Clerk | 1 | 207 | 207 | | 207 | |
| Management Intern | 1 | 216 | 216 | | 216 | |
| Building Inspector | 1 | 174 | 174 | 200 | 200 | |
| City Council Chambers | 1 | 620 | 620 | 1500 | 1500 | |
| Community Rm. | 1 | 578 | 578 | 1200 | 1200 | 20 - 30 occupants |
| Staff Break Rm. | 1 | 214 | 214 | | 214 | 8 occupants |
| Storage | 1 | 80 | 80 | | 80 | |
| (2nd level) | 1 | 204 | 204 | | 204 | |
| (2nd level) | 1 | 424 | 424 | | 424 | |
| (1st level) | 1 | 143 | 143 | | 143 | |
| Proposed Spaces | | | | | | |
| Conference Rm. | 1 | | | 250 | 250 | seating for 8 - 10 |
| Office for mayor (shared) | 1 | | | 200 | 200 | |
| Restrooms (staff) dedicated | 2 | | | 150 | 300 | |
| Restrooms (public) | 2 | | | 300 | 600 | |
| Lactation / Family RR | 1 | | | 100 | 100 | |
| Server Rm. | 1 | | | 100 | 100 | |
| Totals | | 4255 | 4255 | 5000 | 8215 | |

Engineering Department

| | | | | | | |
|-------------------------------|---|------------|-------------|------------|-------------|--|
| Engineering Department | | | | | | |
| Existing Spaces | | | | | | |
| Engineering Tech. Offices | 1 | 109 | 109 | | | |
| | 1 | 244 | 244 | | | |
| | 1 | 111 | 111 | | | |
| | 1 | 125 | 125 | | | |
| | 1 | 122 | 122 | | | |
| | 1 | 116 | 116 | | | |
| | 1 | 118 | 118 | | | |
| Restrooms | 2 | 30 | 60 | | 60 | |
| Proposed Spaces | | | | | | |
| Offices | 3 | | | 150 | 450 | |
| Print Rm. | 1 | | | 200 | 200 | |
| Storage | 1 | | | 400 | 400 | |
| Totals | | 975 | 1005 | 750 | 1110 | |

* Items in black ink indicate existing space.

* Items in red ink indicate increased space.

* Items in blue ink indicate new space.

Police Department

| Space / Function | Qty. | Existing (net) | Total (net) | Proposed (net) | Total (net) | Notes / Comments |
|--|------|----------------|-------------|----------------|-------------|-------------------------------------|
| Police Department | | | | | | |
| Existing Spaces | | | | | | |
| Lobby | 1 | 211 | 211 | 400 | 400 | could share with City Hall |
| Receptionist | 1 | 129 | 129 | 200 | 200 | 2 occupants |
| Police Chief's Office | 1 | 325 | 325 | | 325 | |
| Staff Lounge | 1 | 204 | 204 | | 204 | could share with City Hall |
| Records Storage | 1 | 400 | 400 | | 400 | |
| Hard Interview | 2 | 134 | 268 | 268 | 268 | 4 occupants / rm. |
| Soft Interview | 1 | 165 | 165 | | 165 | 4 occupants |
| Lieutenant's Office | 1 | 234 | 234 | | 234 | 2 occupants |
| Squad Room | 1 | 330 | 330 | 400 | 400 | 15 occupants |
| Reports Room | 1 | 199 | 199 | | 199 | |
| Radio Rm. | 1 | 101 | 101 | | 101 | |
| Locker Room MEN | 1 | 155 | 155 | 300 | 300 | 20 lockers; oversize w/ outlets |
| Locker Room WOMEN | 1 | 147 | 147 | 200 | 200 | 6 lockers; oversize w/ outlets |
| IT closet (server rm.) | 1 | 13 | 13 | 100 | 100 | |
| Restrooms (private) | 2 | 50 | 100 | 100 | 200 | |
| Proposed Spaces | | | | | | |
| Training Rm. | 1 | | | 700 | 700 | could share with Fire Dept. |
| Tactics Rm. | 1 | | | 1500 | 1500 | could share with Fire Dept. |
| Weapons supply storage | 1 | | | 120 | 120 | |
| Office - Community Service Officer | 1 | | | 120 | 120 | |
| Canine kennel | 1 | | | 150 | 150 | |
| Evidence processing | 1 | | | 350 | 350 | |
| Indoor vehicle storage (4 cars) | 1 | | | 800 | 800 | 4 vehicle capacity |
| Fitness Rm. | 1 | | | 0 | 0 | share with other depts. if possible |
| Restrooms (public) | 0 | | | 0 | 0 | share with City Hall |
| Conference Rm. /Ready Rm./Briefing Rm. | 0 | | | 350 | 350 | |
| Detectives | 2 | | | 150 | 300 | |
| Equipment Storage | 1 | | | 200 | 200 | |
| Parking | | | | | | 12 spaces desired |
| Totals | | 2797 | 2981 | 6408 | 8286 | |

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* Items in blue ink indicate new space.

Fire Department

| Space / Function | Qty. | Existing (net) | Total (net) | Proposed (net) | Total (net) | Notes / Comments |
|-------------------------------|------|----------------|-------------|----------------|--------------|--------------------------------------|
| Fire Department | | | | | | |
| Existing Spaces | | | | | | |
| Lobby | 1 | 95 | 95 | 200 | 200 | |
| Chief's Office | 1 | 104 | 104 | 325 | 325 | |
| Dayroom | 1 | 565 | 565 | | 565 | separate kitchen adjacent to dayroom |
| Apparatus Bay | 1 | 3273 | 3273 | 6800 | 6800 | (5) 100' long bays ideal |
| Custodial | 1 | 25 | 25 | 50 | 50 | |
| Locker Room MEN | 1 | 85 | 85 | 300 | 300 | Separate from Police Dept. |
| Locker Room WOMEN | 1 | 79 | 79 | 200 | 200 | Separate from Police Dept. |
| Corridor circulation | 1 | 0 | 0 | | 0 | |
| East Fire Equip. Rm. | 1 | 56 | 56 | 100 | 100 | |
| West Fire Equip. Rm. | 1 | 64 | 64 | 100 | 100 | |
| Proposed Spaces | | | | | | |
| Bunk Room | 1 | | | 600 | 600 | 10 single beds |
| Deputy Chief of EMS Office | 1 | | | 150 | 150 | 2 occupants |
| Reports Rm. | 1 | | | 150 | 150 | 2 occupants |
| Shop Rm. | 1 | | | 400 | 400 | |
| Compressor Rm. | 1 | | | 200 | 200 | |
| Hose Rack Rm. | 1 | | | 100 | 100 | |
| Fitness Rm. | 1 | | | 0 | 0 | share with other depts. if possible |
| Uniform (Gear) Rm. | 1 | | | 400 | 400 | 35 sets |
| Conference Rm. | 1 | | | 250 | 250 | could be converted to office |
| Training Rm. | 1 | | | 0 | 0 | share with Police Dept. |
| Kitchen | 1 | | | 200 | 200 | |
| Sleeping rms. for students | 4 | | | 400 | 1600 | |
| EMS equip. storage | 1 | | | 400 | 400 | |
| Equip. storage | 1 | | | 500 | 500 | |
| Exterior storage | 1 | | | 300 | 300 | |
| Training/Hose Tower | 1 | | | 300 | 300 | |
| Deputy Chief of Fire Office | 1 | | | 150 | 150 | |
| Large office for (4) cubicles | 1 | | | 400 | 400 | |
| Parking | | | | | | 20 spaces desired |
| Totals | | 4346 | 4346 | 12975 | 14740 | |

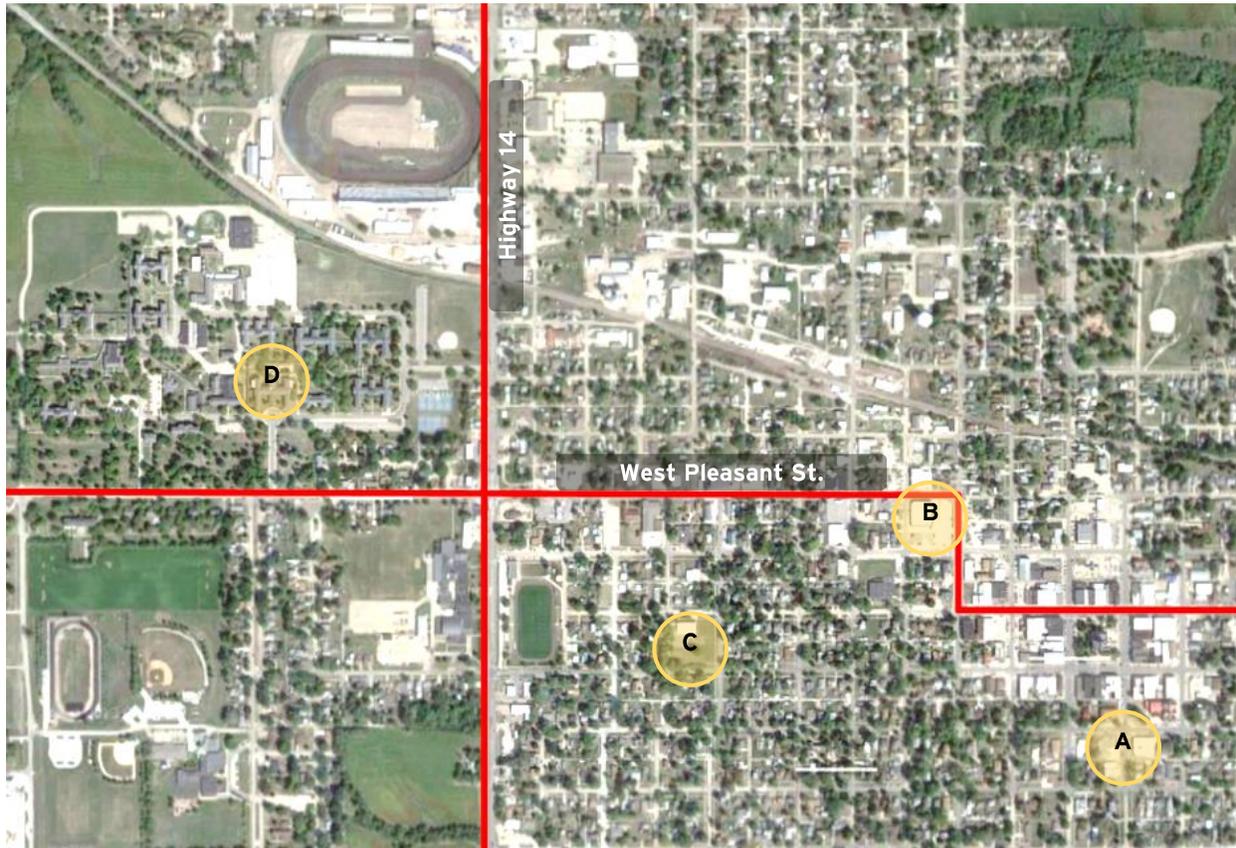
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SITE EVALUATION

Building Sites



- A. South 3rd and East Montgomery
- B. Pleasant and Roche Street
- C. Fremont and Main Street
- D. Pleasant and North Lincoln Street (former hospital)

Site A



Advantages

- Proximity to downtown and other civic buildings
- Central location within City
- Located on City-owned land

Disadvantages

- Located adjacent to residential housing

Site B



Advantages

- Large lot with area for expansion
- Excellent proximity to major City thoroughfares

Disadvantages

- Currently not City-owned land
- Located adjacent to residential housing

EXISTING FACILITIES EVALUATION

City Hall and Police Department

The following architectural items were noted at the City Hall:

- Insufficiently sized lobby space
- Location of the City Council Chambers creates a security issue
- Only one elevator serving the building that is accessed on the Police side of the building
- Lack of dedicated staff restrooms and public restrooms

The following architectural items were noted at the Police Station:

- Inadequate evidence processing and storage facilities, with potential “chain of custody” issues
- Inefficient workflows due to limited space in an obsolete building
- Proximity of the lobby adjacent to the Chief’s Office creates a security issue
- Location of interview rooms creates a security issue
- Only one elevator serving the building that is accessed from the alley
- Insufficiently sized locker rooms
- Lack of dedicated staff restrooms and public restrooms

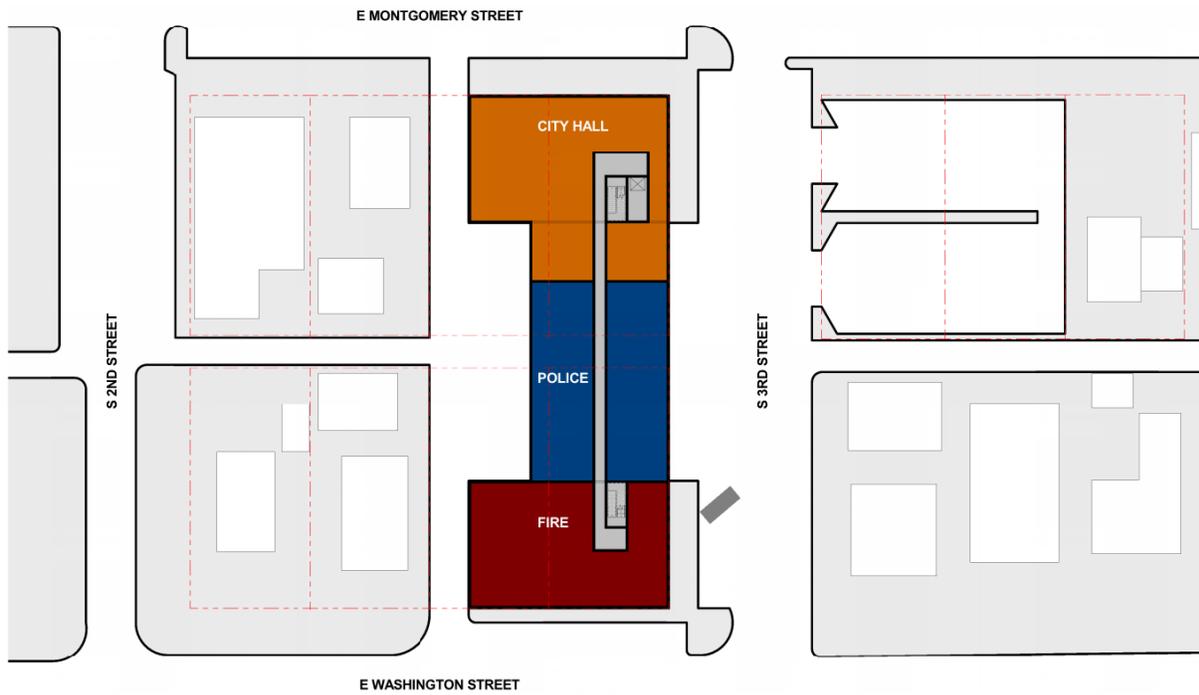
Fire Department

The following architectural items were noted at the Fire Station:

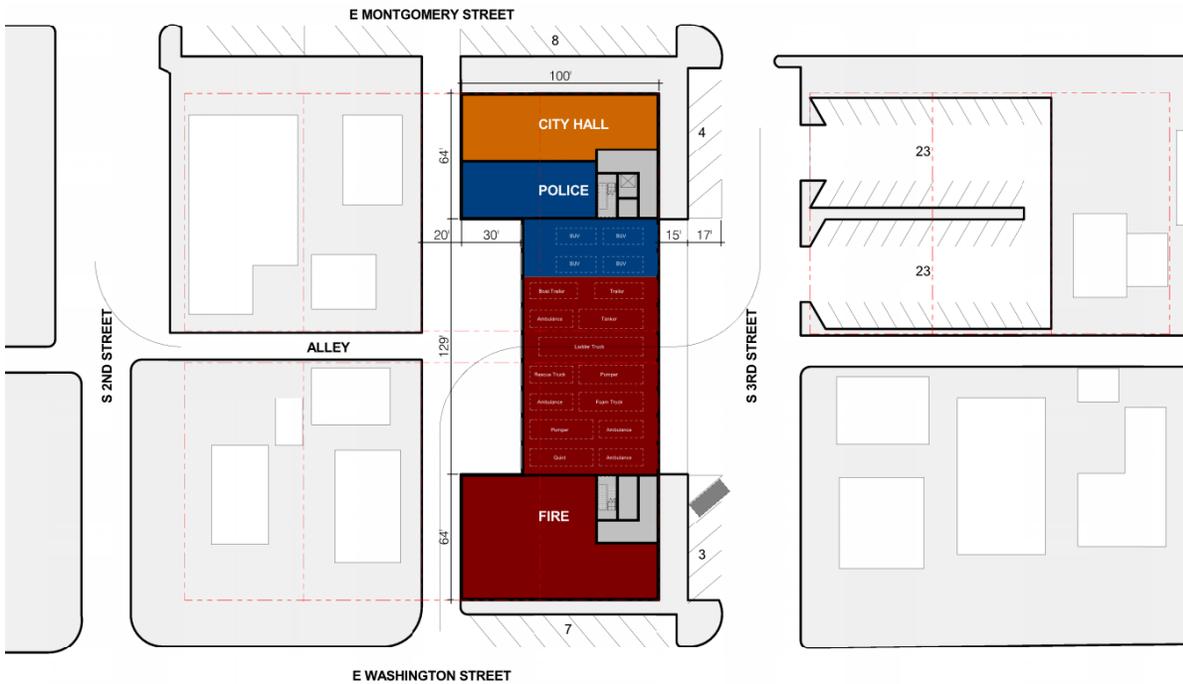
- Overall square footage is not adequate for today's needs
- Lack of secure entrance vestibule
- Lack of apparatus bay height for a ladder truck (future purchase)
- Lack of sleeping rooms for emergency personnel

FLOOR PLAN OPTIONS

Option A.1 - Plans



Second Level Plan



Grade Level Plan

Option A.1

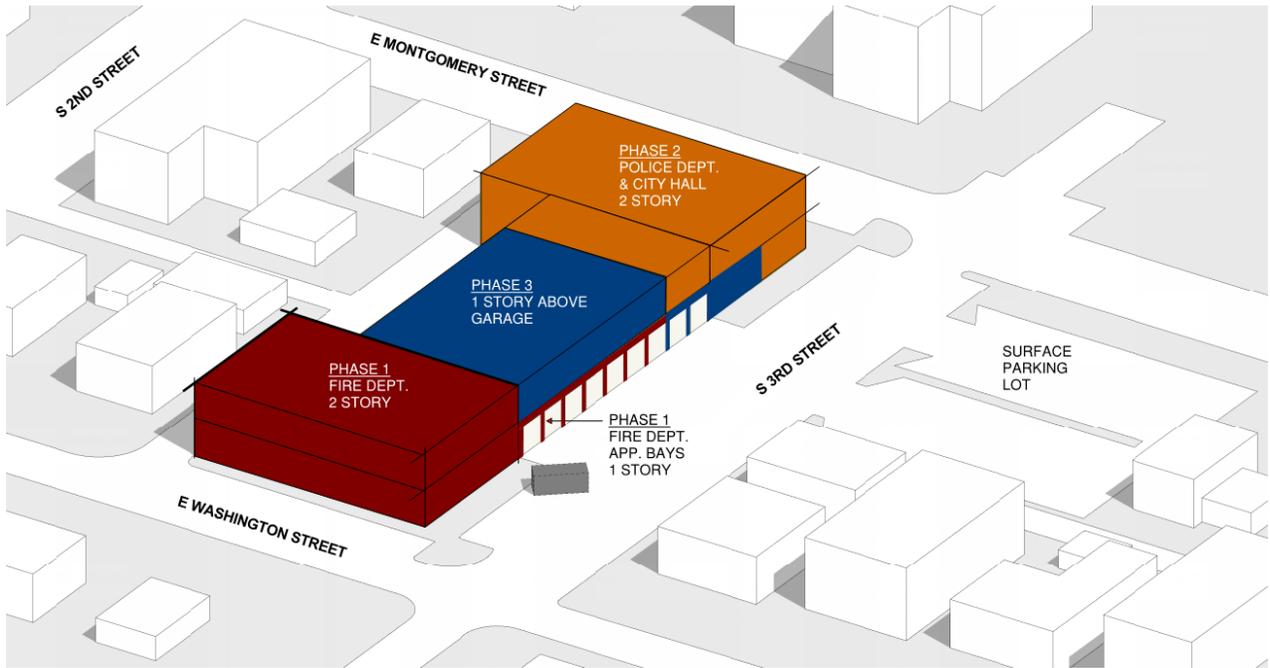
Advantages

- All three departments in one building
- Good visibility / good street presence from S. 3rd St.
- Drive-through vehicle bays
- Located on City-owned land
- Good access to shared spaces for all departments

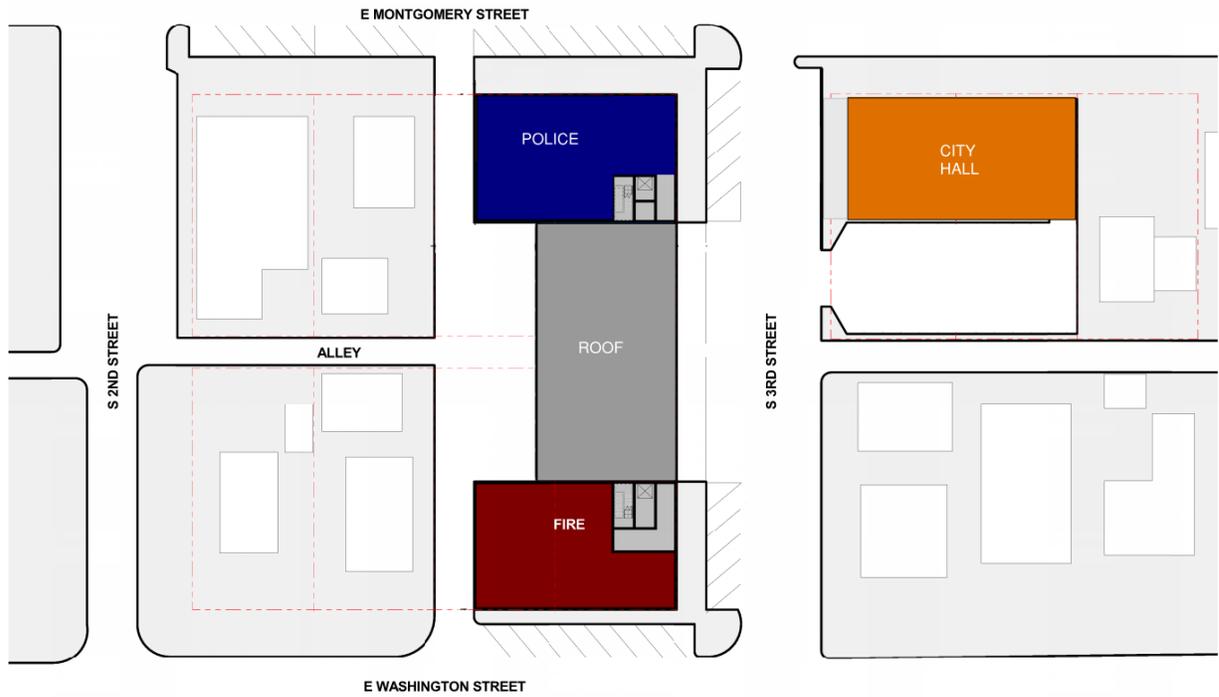
Disadvantages

- Limited expansion without purchasing adjacent properties
- Limited on-site parking

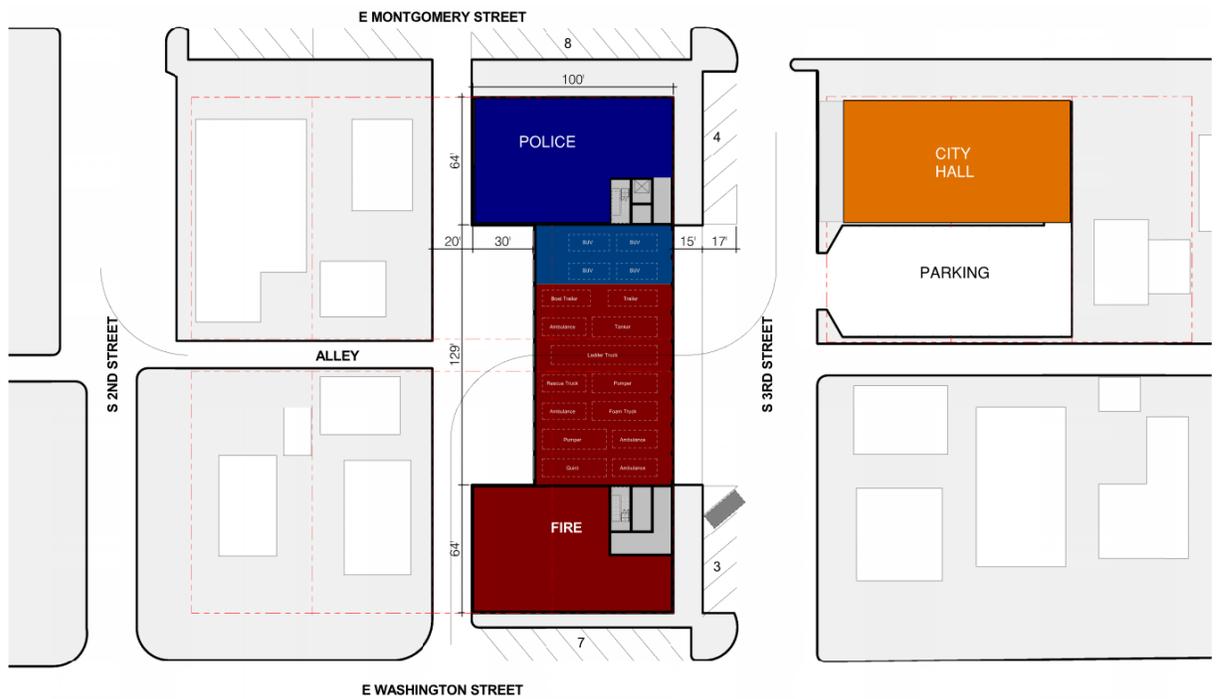
Option A.1 - Phasing



Option A.2 - Plans



Second Level Plan



Grade Level Plan

Option A.2

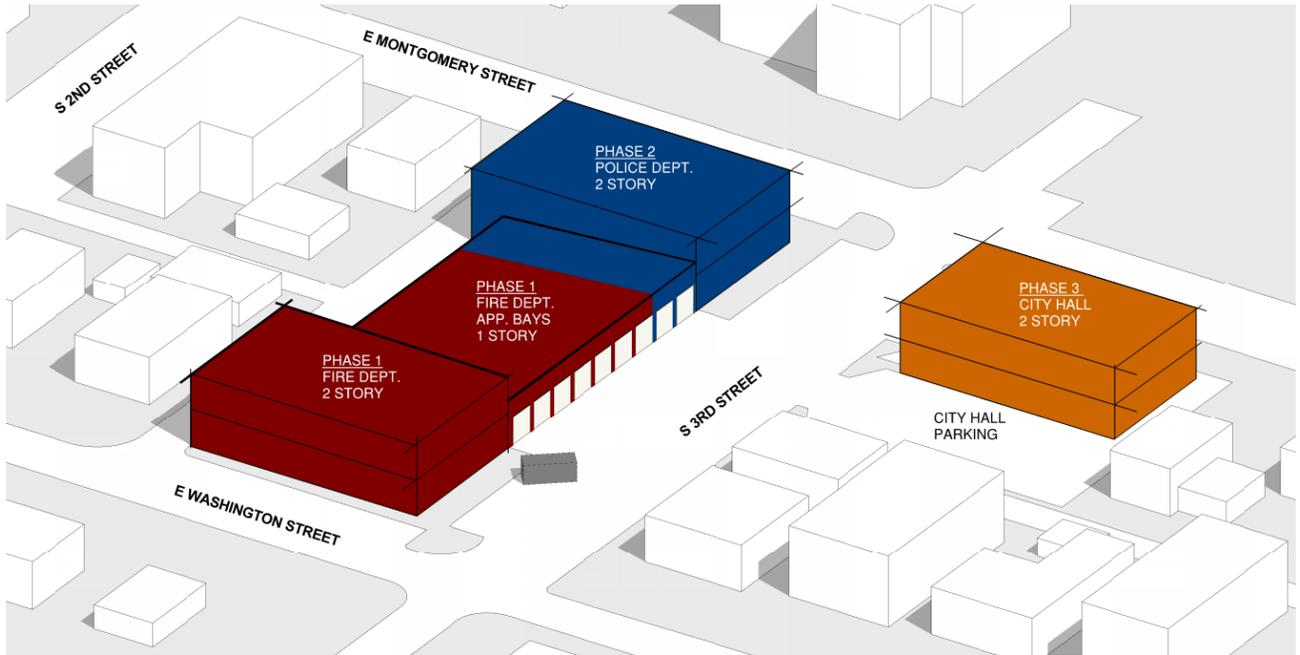
Advantages

- Good access to shared spaces for City Hall and Police departments
- More grade level sf for the Police Dept. (compared to A.1)
- Dedicated City Hall parking
- Located on City-owned land

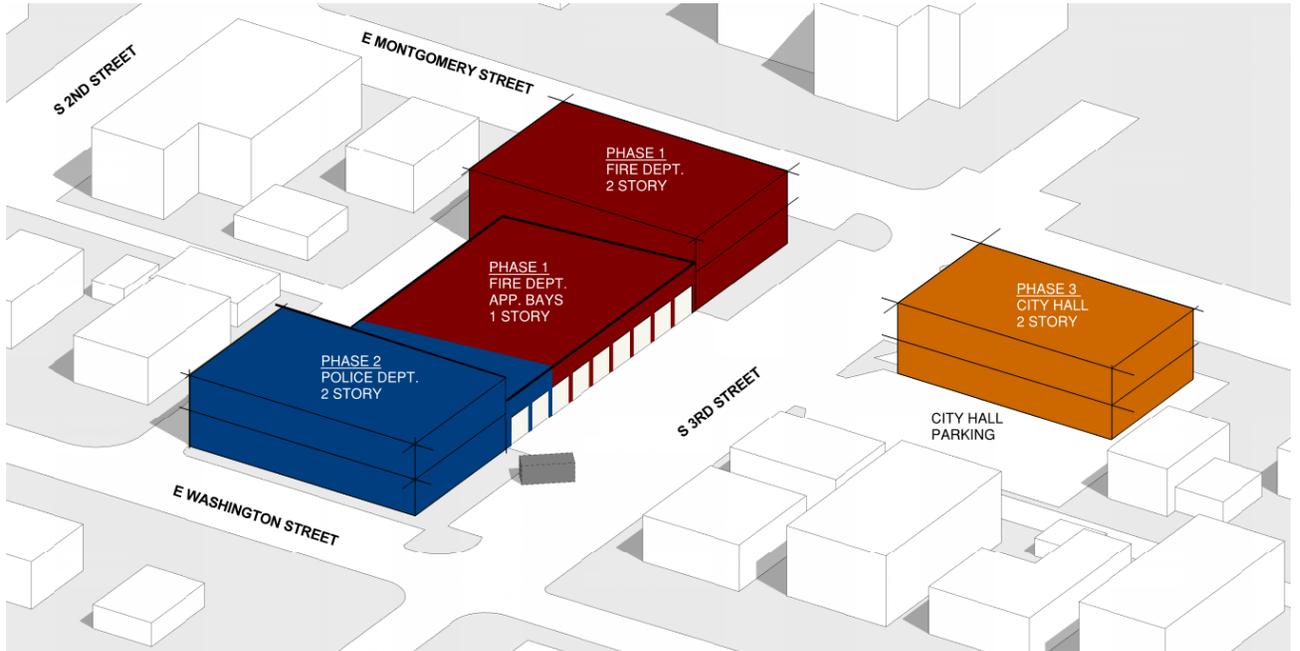
Disadvantages

- Limited City Hall and Police department expansion without purchasing adjacent properties
- Limited on-site parking for City Hall and Police department
- No interior connection between the buildings

Option A.2 - Phasing

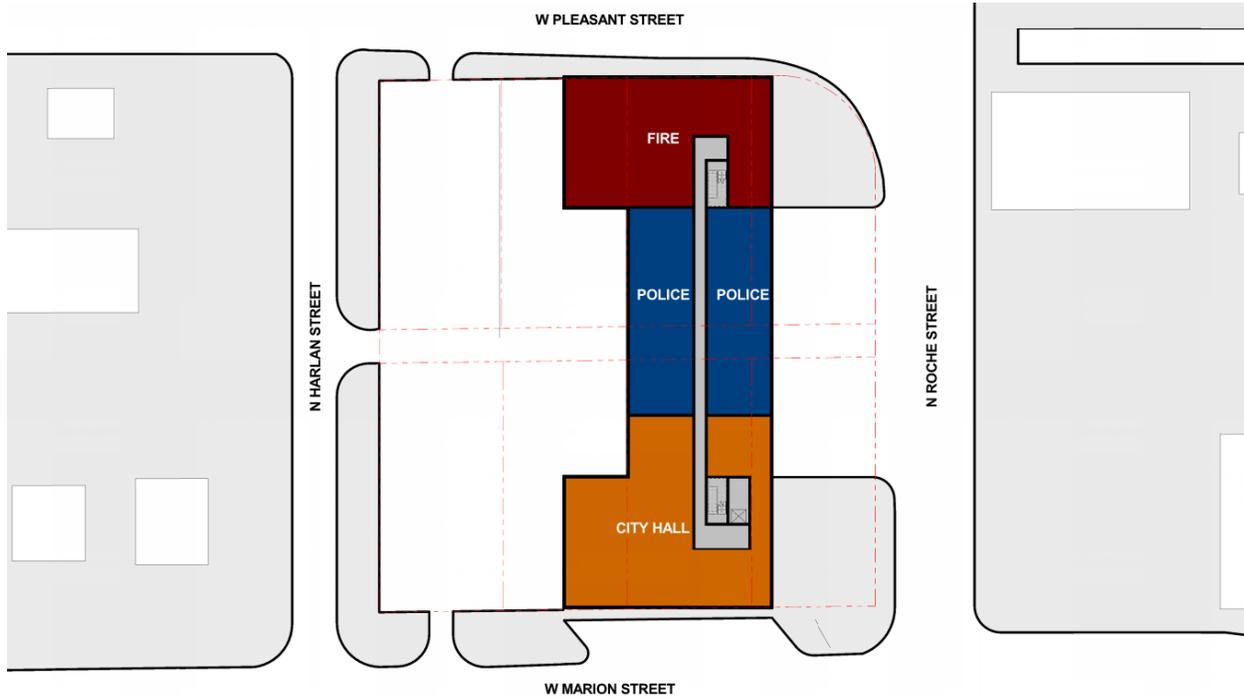


A.2-1 Police Station on the North

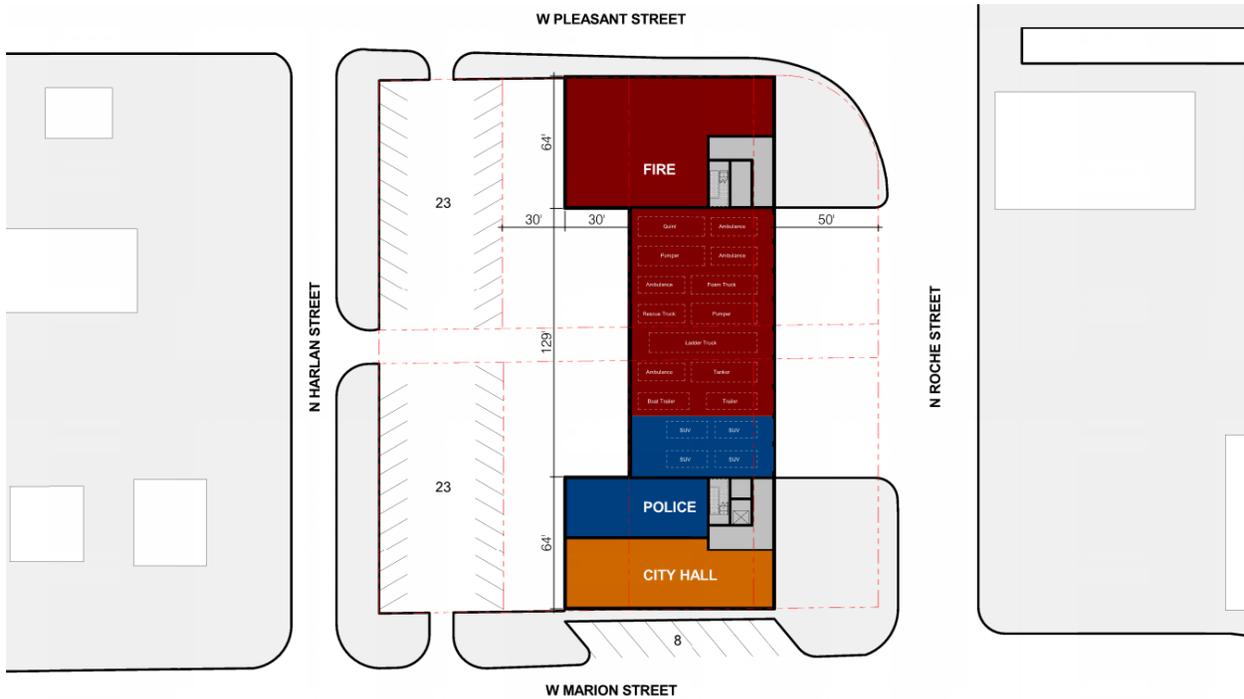


A.2-2 Police Station on the South

Option B.1 - Plans



Second Level Plan



Grade Level Plan

Option B.1

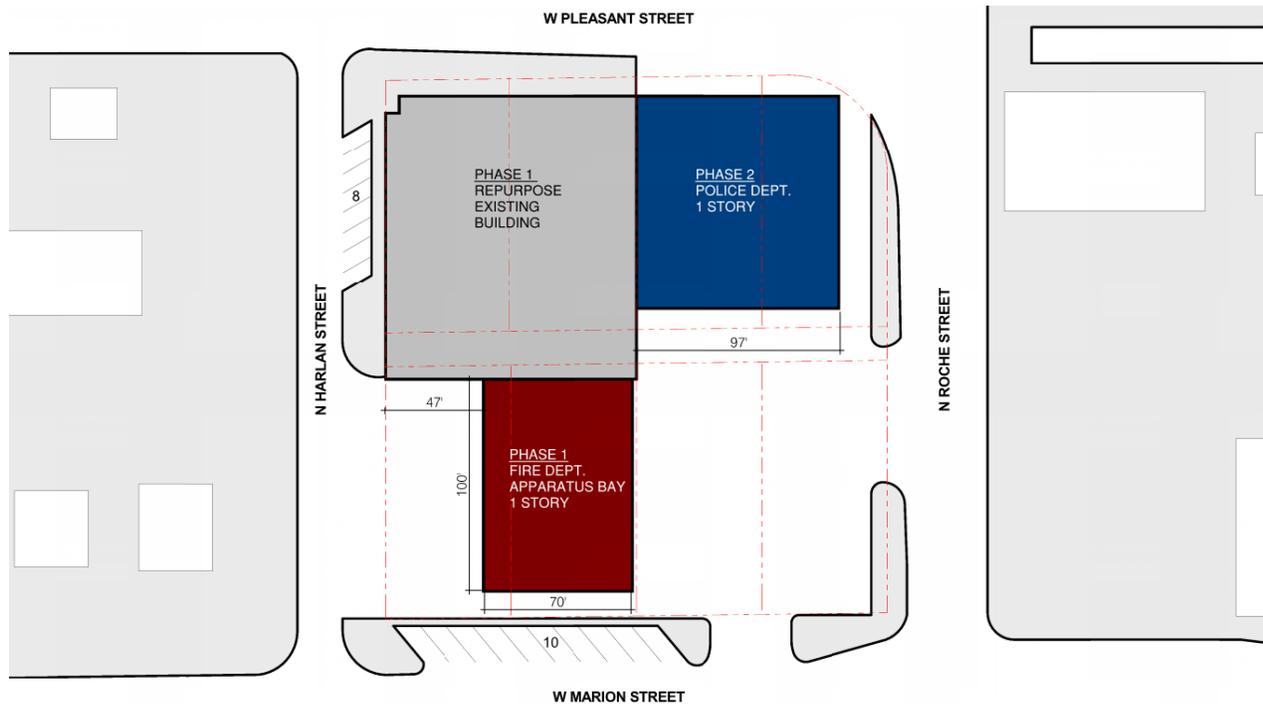
Advantages

- Good access to shared spaces for all departments
- Good visibility / good street presence
- Excellent proximity to major City thoroughfares
- Adequate on-site parking for all departments
- Drive-through apparatus bays

Disadvantages

- Further from downtown (compared to other options)
- Currently not City-owned land

Option B.2 - Plan



Advantages

- Good visibility / good street presence
- Excellent proximity to major City thoroughfares
- Adequate on-site parking
- Drive-through apparatus bays

Disadvantages

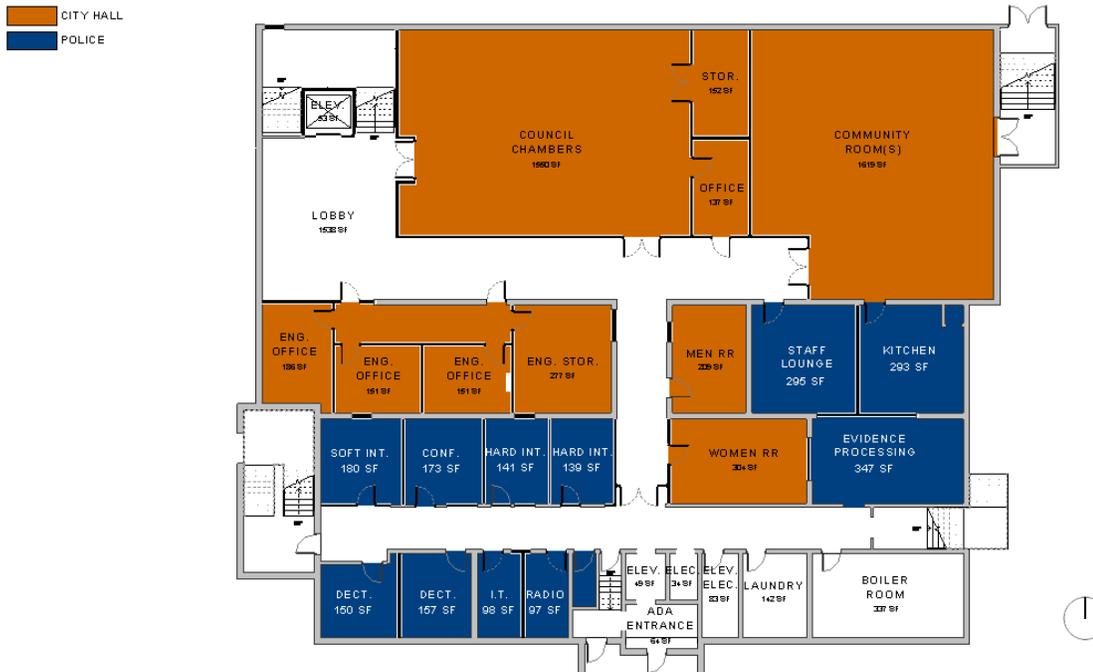
- Further from downtown (compared to other options)
- Currently not City-owned land

Option A.3 - Plans

Remodel and Addition Plan - City Hall and Police



Grade Level Plan



Lower Level Plan

COST OPINIONS

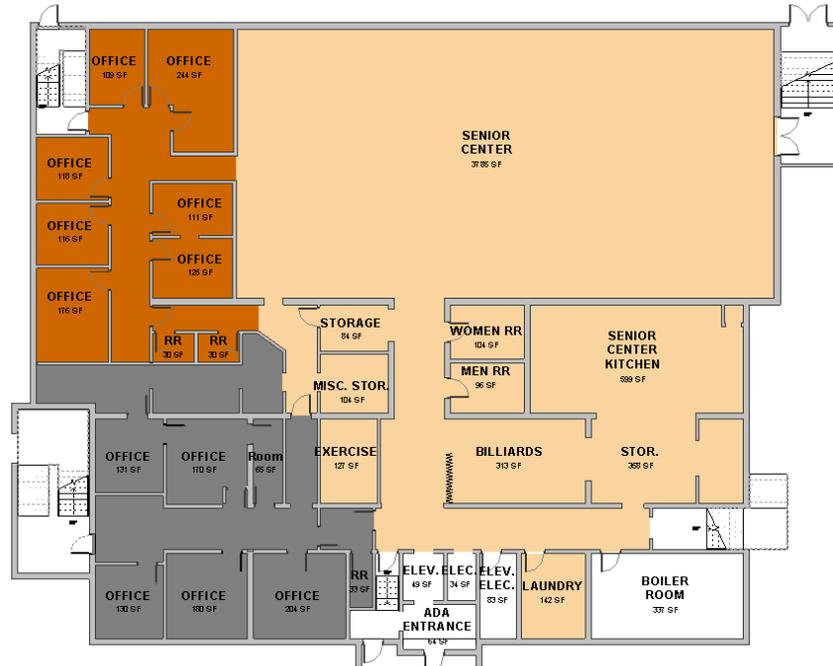
| Site A | | Total Project Cost | |
|---|---|---------------------------|----------------------|
| Plan Option | | | |
| A.1 | West side of 3rd St. and Montgomery | \$ | 12,940,000 |
| | Add City Hall bldg, demolition and surface parking lot | \$ | 440,000 |
| Notes: | Includes demolition of existing building Does not include temporary relocation costs | TOTAL | \$ 13,380,000 |
| A.1 Phased | | | |
| Phase 1 | Fire Station and Apparatus Bay | \$ | 5,960,000 |
| Phase 2 | Police Station and City Hall | \$ | 5,530,000 |
| Phase 3 | Second level above Apparatus Bay | \$ | 2,280,000 |
| Notes: | Does not include demolition of existing City Hall building | TOTAL | \$ 13,770,000 |
| A.2 | West and East side of 3rd St. and Montgomery | TOTAL | \$ 14,070,000 |
| Notes: | Includes demolition of both buildings Does not include temporary relocation costs | | |
| A.2 Phased | | | |
| Phase 1 | Fire Station and Apparatus Bay | \$ | 5,960,000 |
| Phase 2 | Police Station | \$ | 4,700,000 |
| Phase 3 | City Hall | \$ | 4,100,000 |
| Notes: | Does not include relocation costs. | TOTAL | \$ 14,760,000 |
| A.3 Remodel and Additions - Phased | | | |
| Phase 1 | Fire Station | \$ | 4,900,000 |
| Phase 2 | Police Station | \$ | 3,130,000 |
| Phase 3 | City Hall | \$ | 4,200,000 |
| Notes: | Does not include a new garage at the Police Dept. | TOTAL | \$ 12,230,000 |
| Site B | | | |
| Plan Option | | | |
| B.1 | N. Roche and St. and W. Pleasant St. | TOTAL | \$ 13,520,000 |
| Notes: | Includes demolition of existing building Includes \$500,000 property purchase | | |
| B.2 Phased | | | |
| | N. Roche and St. and W. Pleasant St. | | |
| Phase 1 | Remodel Existing Building and New Apparatus Bay | \$ | 6,070,000 |
| Phase 2 | Police Station | \$ | 4,720,000 |
| Phase 3 | City Hall at 3rd St. Site | \$ | 6,680,000 |
| Notes: | Includes repurposing of existing building Includes \$500,000 property purchase | TOTAL | \$ 17,470,000 |

Reference Documents

EXISTING FLOOR PLANS

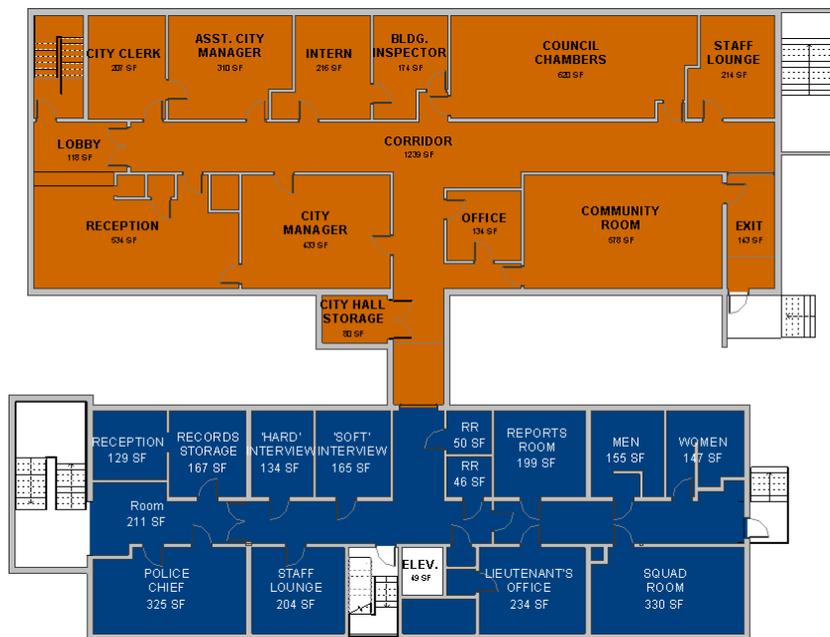
City Hall and Police Department

- CITY HALL
- HOUSING
- SENIOR CENTER



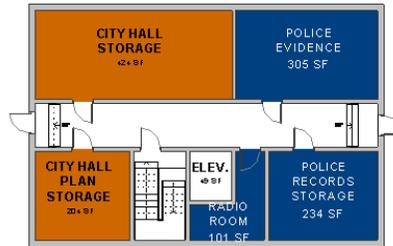
Basement Level Plan

- CITY HALL
- POLICE



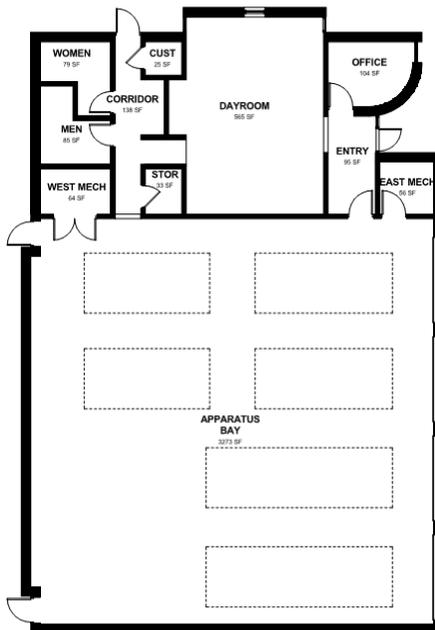
Grade Level Plan

City Hall and Police Department



Second Level Plan

Fire Station



Grade Level Plan