

Kingsport Facilities Plan

**Phase I – Administrative Functions / Moving Towards Better
Kingsport BMA October 16, 2017**

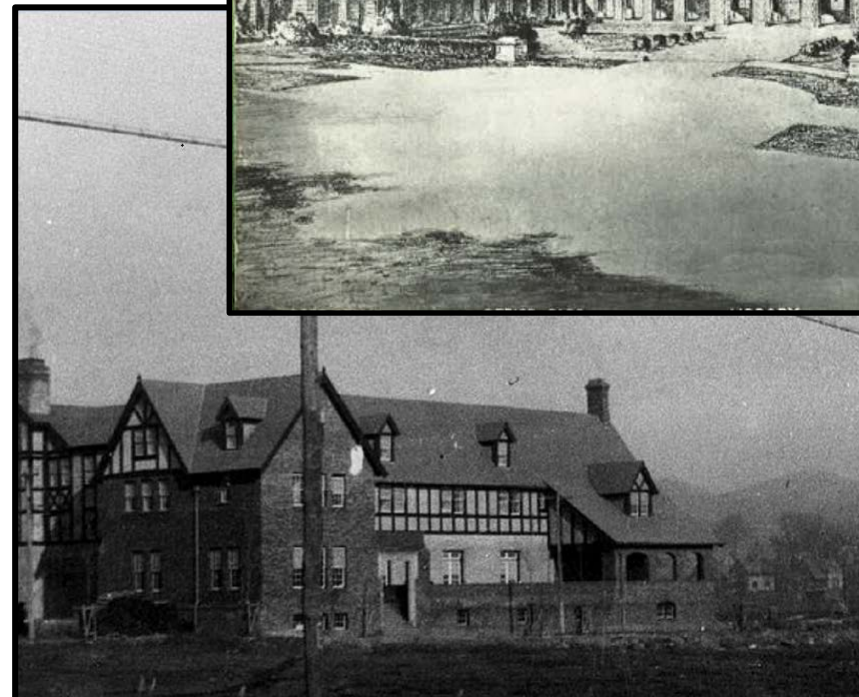
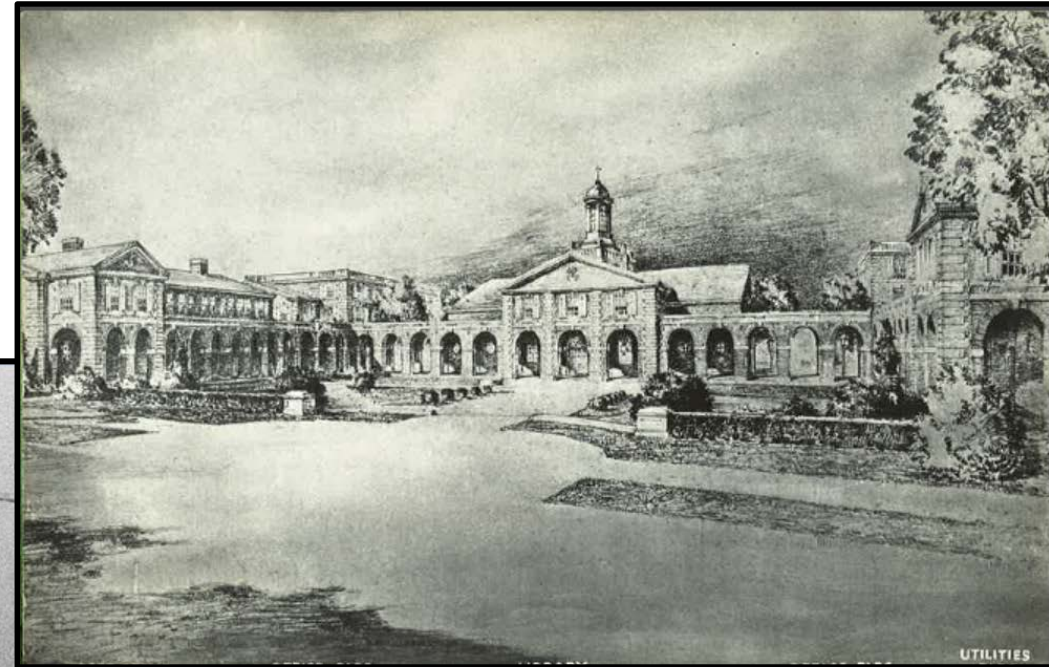
Strategic Facilities Plan

- Why?
- What?
- How?
- When?



Strategic Facilities Plan: Why?

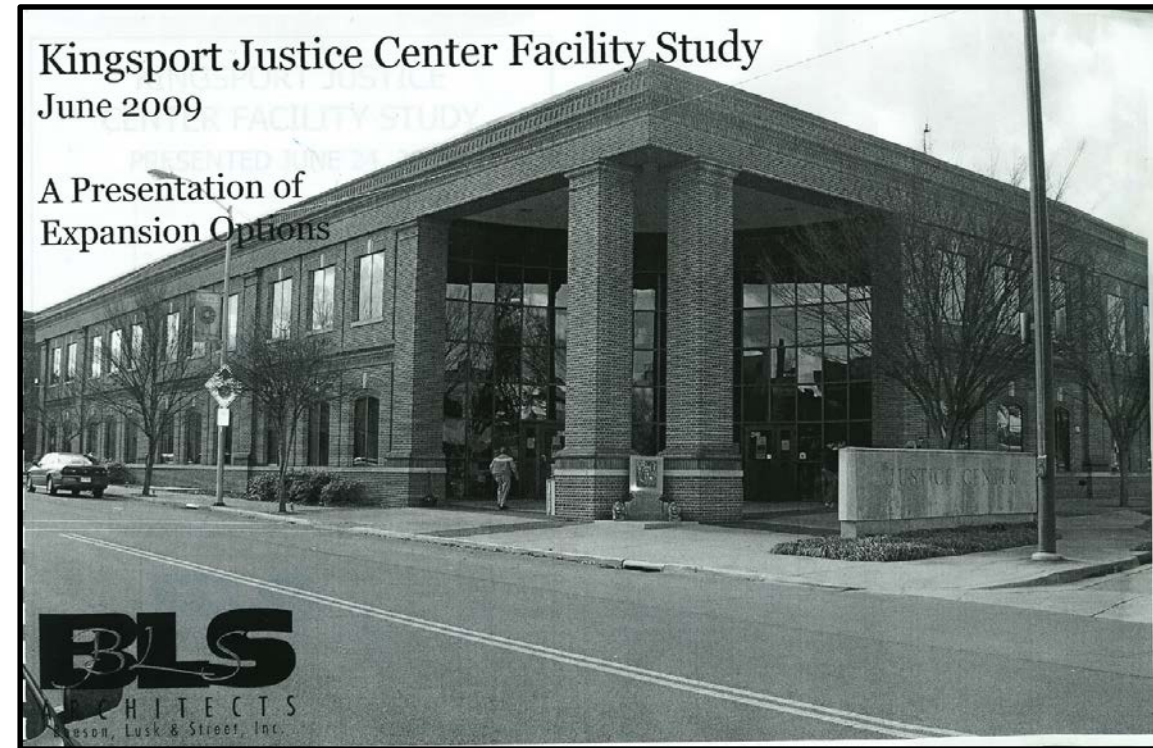
- **Moving Towards Better**
 - **Courtrooms**
 - **Customers**
 - **Collaboration**
 - **Consolidation**



Original City Hall, Library & YMCA (corner of Shelby & Center)

Moving Towards Better: Why?

- **Courtrooms**
 - **Security**
 - **Modernization**
 - **Support Offices**
- Customers
- Collaboration
- Consolidation



2009 Recommendation: \$5.0-\$7.9 Million

Moving Towards Better: Why?

- **Courtrooms**
 - Security
 - Modernization
 - Support Offices
- Customers
- Collaboration
- Consolidation
- Move all Courts and Office to 2nd Floor of Justice Center
- Move all City Police Offices to 1st Floor of Justice Center
- **Modifications:**
 - Construction of Justice Center Addition
 - Renovation / Enhancing Entrance for Security Purposes

Moving Towards Better: Why?

- **Courtrooms**
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Moving Towards Better: Why?

- Courtrooms
- **Customers**
 - **Accessible**
 - **Logical**
 - **Service - Oriented**
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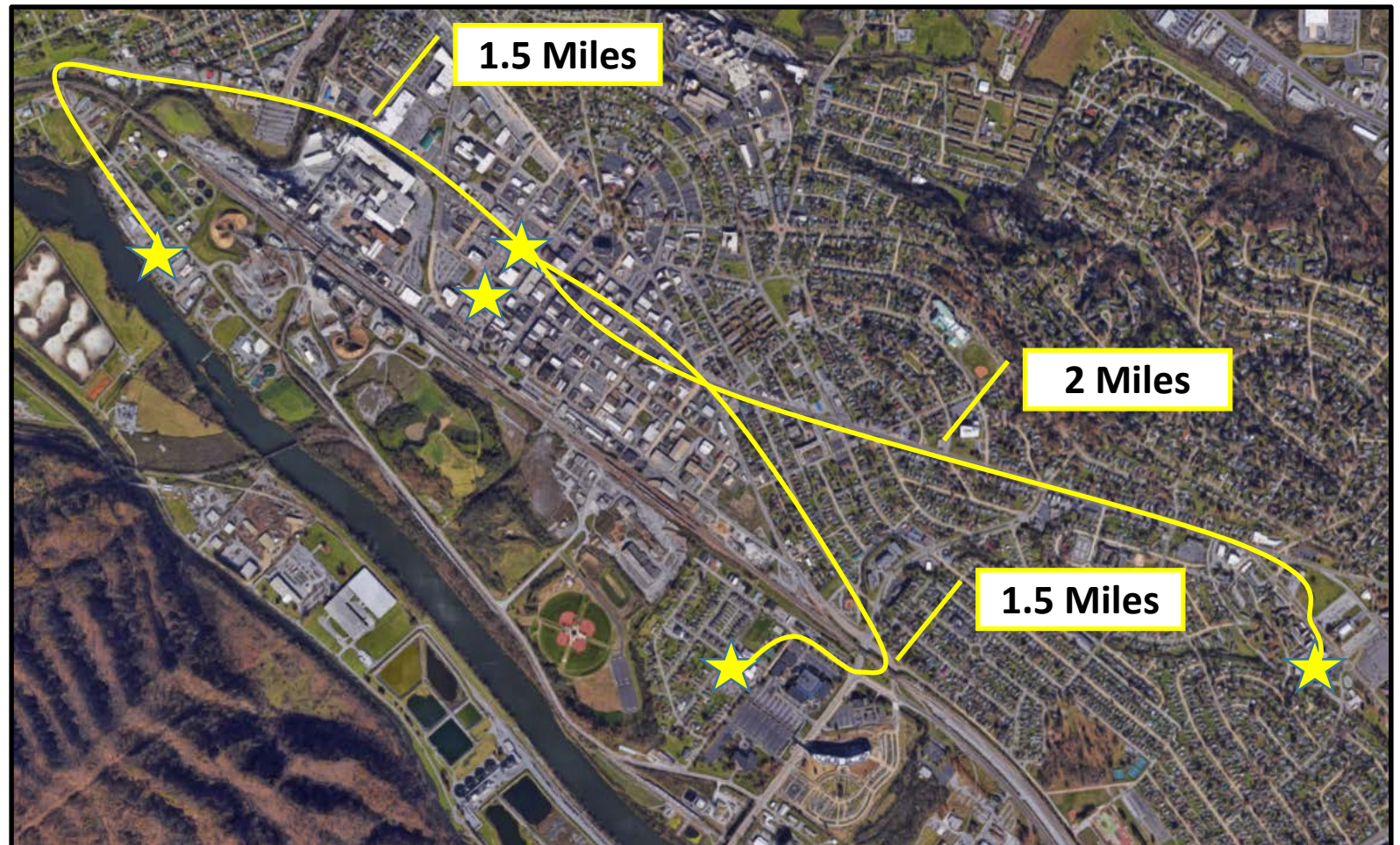
Moving Towards Better: Why?

- Courtrooms
- Customers
- **Collaboration**
 - **Operational Effectiveness**
- Consolidation



Moving Towards Better: Why?

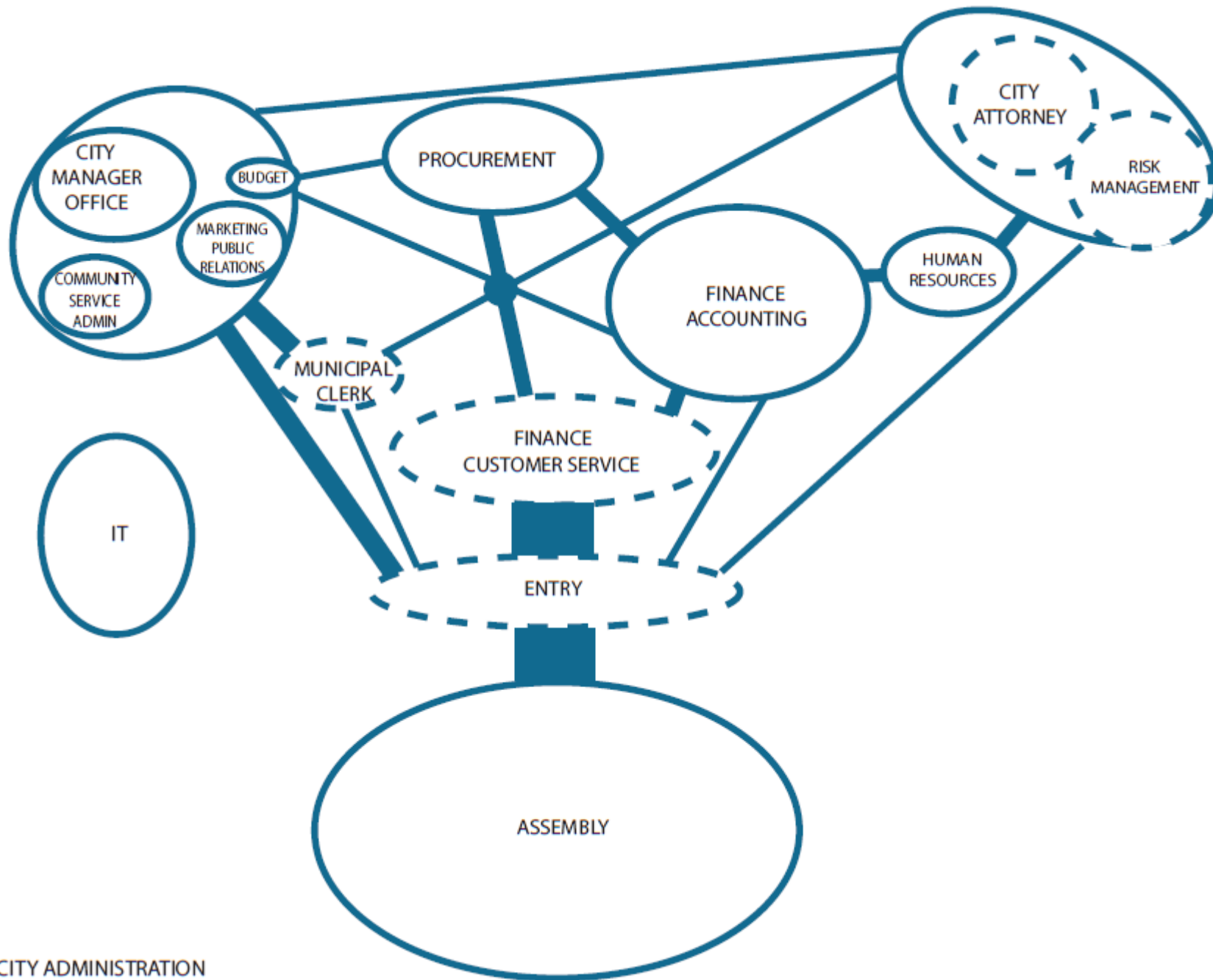
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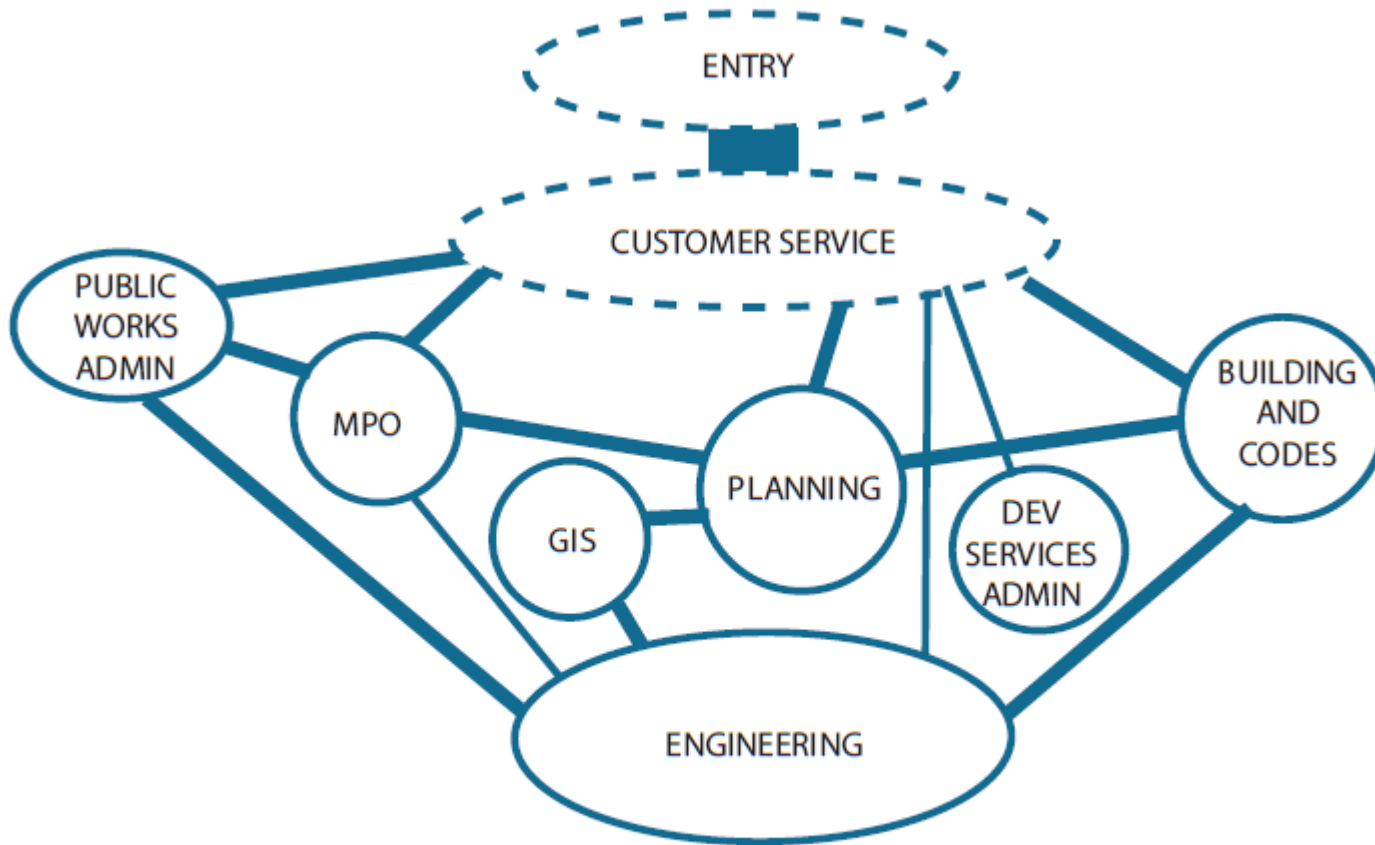




Collaboration Efforts

- City Manager's Office
- Community Services
- Marketing and Public Relations
- Budget Office
- City Attorney's Office
- Risk Management Office
- Human Resources
- Finance - Customer Service
- Finance - Accounting
- Procurement
- BMA / Multipurpose Meeting Room
- Library Archives
- Information Technology
- Engineering
- Development Services
- Planning
- Building
- MPO
- GIS
- Public Works Administration





Collaboration Efforts

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Marketing and Public Relations

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Library Archives

Information Technology

Engineering

Development Services

Planning

Building

MPO

GIS

Public Works Administration

Moving Towards Better: Why?

- Courtrooms
- Customers
- Collaboration
- **Consolidation**
 - **Building Efficiency**
 - **Facilities Assessment**

	City Hall	Engineering	Improvement Building	Midland Center
Year Built	1961		1917	
Renovations		2015	1990's	
Area	34,700	7,200	12,900	7,000
Major Cost Items	2	0	2	2
Deferred Maintenance	2	0	2	2
Summary				
Overall	2	0	2	2
Est. Ren Cost / SF (2)	\$40/sf	\$0/sf	\$40/sf	\$40/sf
Estimated Renovations	\$1,388,000	\$0	\$516,000	\$280,000

- **Degree of Work Required**
 - 0 Good Condition \$0/sf
 - 1 Minor Renovations \$20/sf
 - 2 Major Renovations \$40/sf
 - 3 Extensive Renov. \$60/sf
- **Does Not Include ADA Compliance Issues (\$1,000,000 estimate)**
- **Does Not Enhance Programmatic Function**

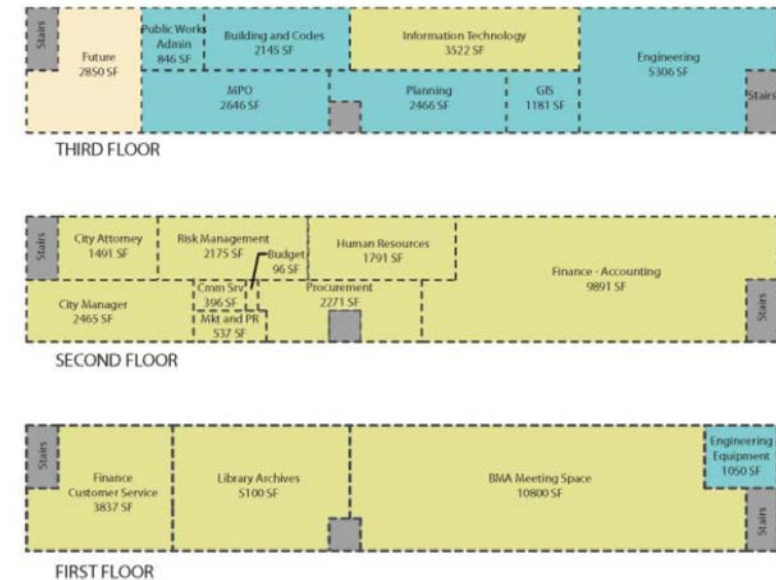
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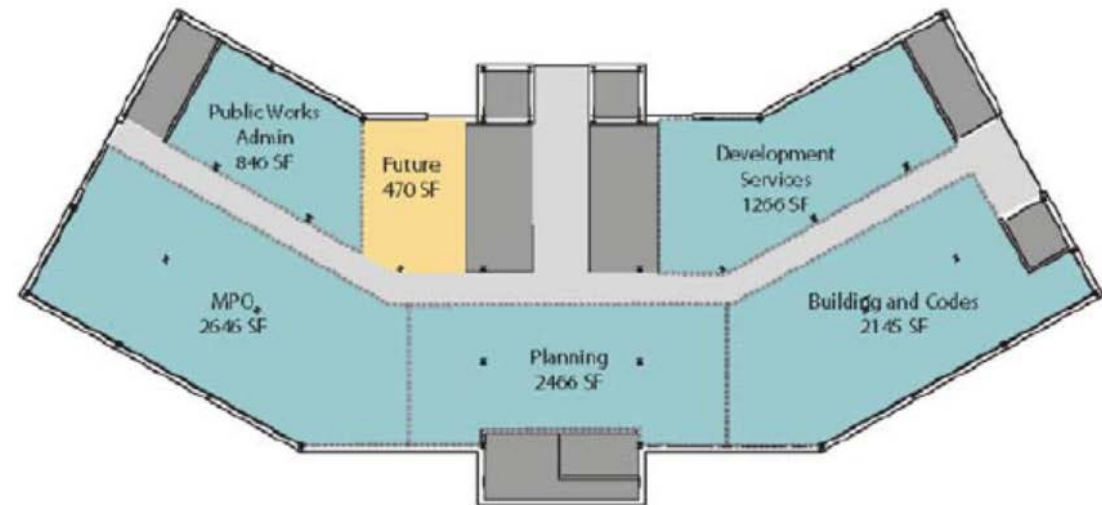
Moving Towards Better: What? Test Case

- Green Build / Total Building Renovation
- Maintain Downtown Presence
- +/- 62,000 sf
- \$9.3 million (est), \$150/sf
- 121 Offices
- 8 Conference Rooms
- 1 Multi Use / BMA Meeting



Moving Towards Better: What?

- **Regions Bank (built in 1982)**
- **74,427 total sf**
 - 12,766 1st
 - 11,629 2nd
 - 12,508 3rd – 6th
- **\$2.7 Million (\$36 / sf)**
 - **\$120,000 Parking Lot corner of New Street / Clay Street**
 - **72 Spaces**



Sample Floor

Moving Towards Better: What?

Do Nothing Cost (Capital)	Regions Bank Option Cost (Capital)
Deferred Maint. / Major Repairs	Purchase Regions Bank
\$2,184,000	\$2,700,000
ADA / Accessibility	Renovations (Justice Center / Regions Bank)
\$1,000,000 (estimate)	\$3,000,000 (estimate)
Justice Center Expansion (Courts)	Proceeds from Sale of Property
\$5,000,000 (2009 Study)	-\$2,314,000
Total Capital	Total Capital
\$8,184,000	\$3,386,000

Moving Towards Better: Why?

- Courtrooms
- Customers
- Collaboration
- **Consolidation**
 - **Building Efficiency**
 - **Facilities Assessment**
- **Still Have Questions to Answer**

		Annual
Existing City Facilities	Area	Utility Cost
City Hall	34,700	\$39,261
Engineering	7,200	\$7,964
Improvement	12,900	\$21,283
Midland Center	7,000	\$11,911
Procurement	750	n/a
Library Archives	1,000	n/a
HR	1,000	n/a
Total SF	64,550	\$80,419
Regions Bank	74,427	\$xx,xxx

Moving Towards Better: What?

Property Tax Projected Decrease	Property Tax Projected Increase
Regions Bank (Present)	New Regions Bank (Downtown)
\$43,025	\$15,800 (est. on Age/Function)
Regions Bank (Current Appeal)	Current City Facilities
\$21,330	\$18,290
	Total Increase
	\$34,090

Moving Towards Better: What?



- **76 Existing Spaces**
- **+/- 35 Additional if Drive thru is repurposed**

Moving Towards Better: What?



- Possible 110 Spaces
- 117 Employees

- City Hall Existing 75 Spaces

Moving Towards Better: What?



★ Public Parking

- Clay/New
 - 72 Spaces
 - 30% Utilization
- Library
 - 57 Spaces
 - 43% Utilization
- 5 Points
 - 77 Spaces
 - 53% Utilization
- Regions Bank
 - 76 Spaces
 - 110 Possible

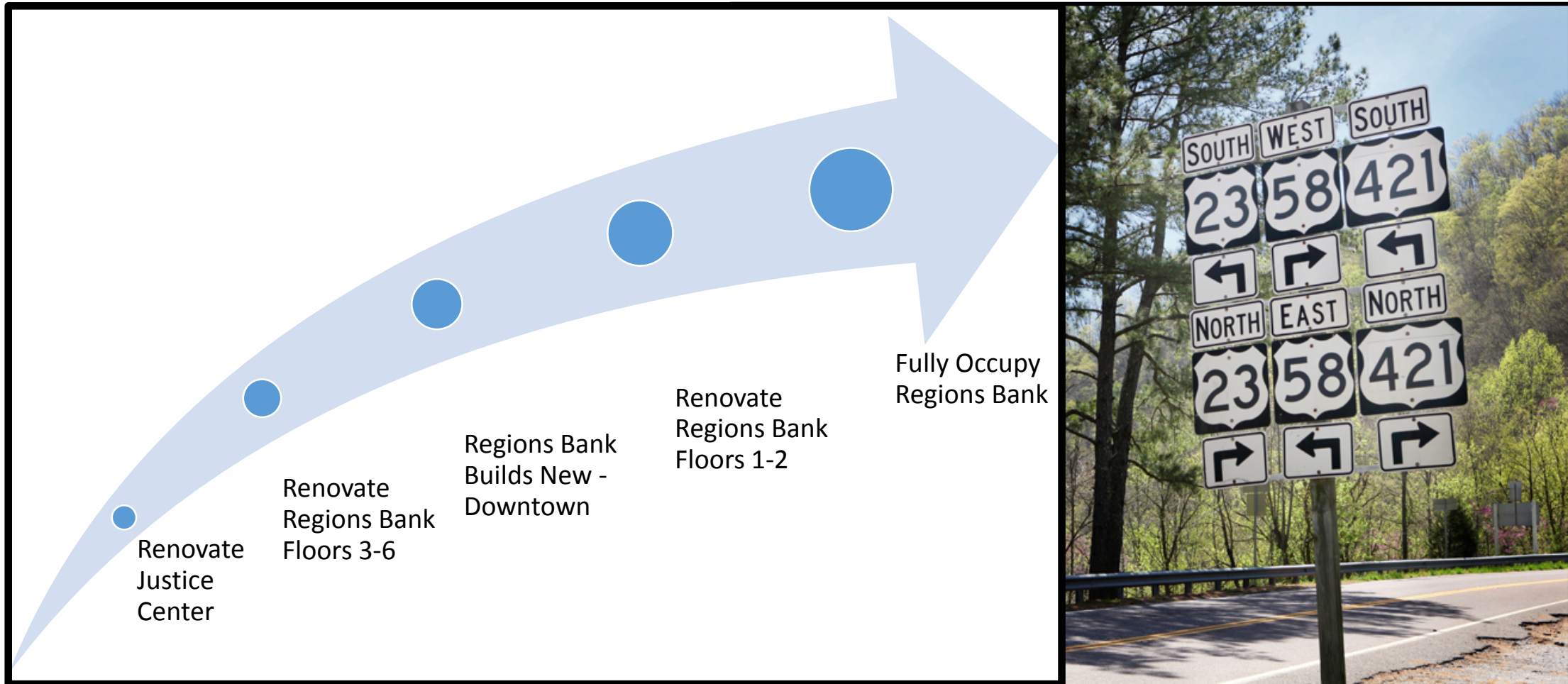
Moving Towards Better: How?

- Enter into a Non-Binding Letter of Intent – October 17 BMA Business Mtg.
- Authorize Staff to negotiate terms as described in Non-Binding LOI
- Answer Concerns/Questions before Moving Forward with Purchase
- Enter into a Purchase Agreement (First Quarter 2018*)
- Enter into an Architectural Contract with Cain Rash West for:
 - Courts
 - Regions Bank Modifications (Pragmatic Idealism)

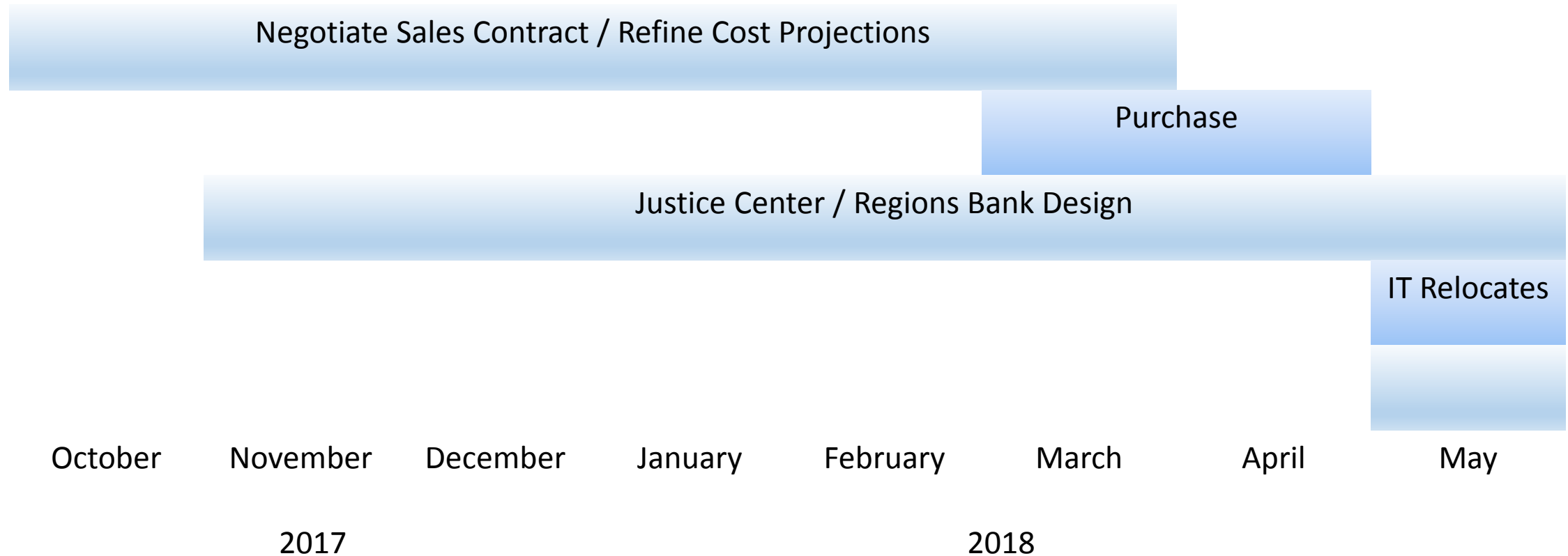


Moving Towards Better: How?

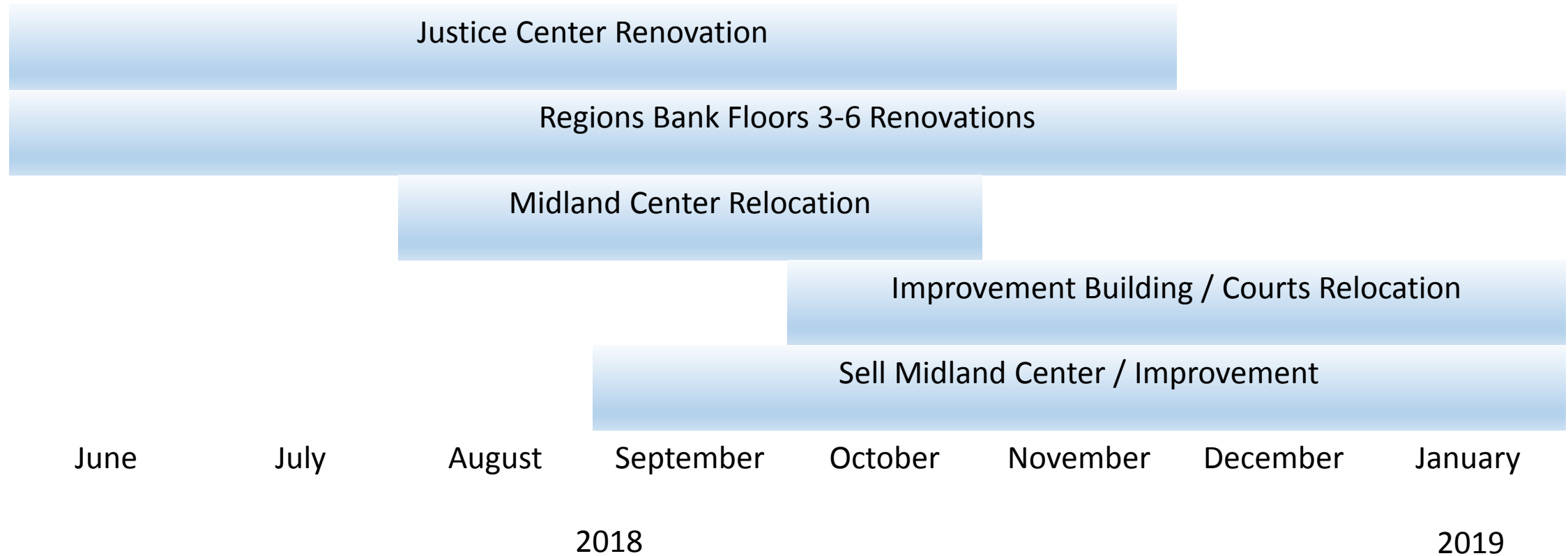
- How do we get there?



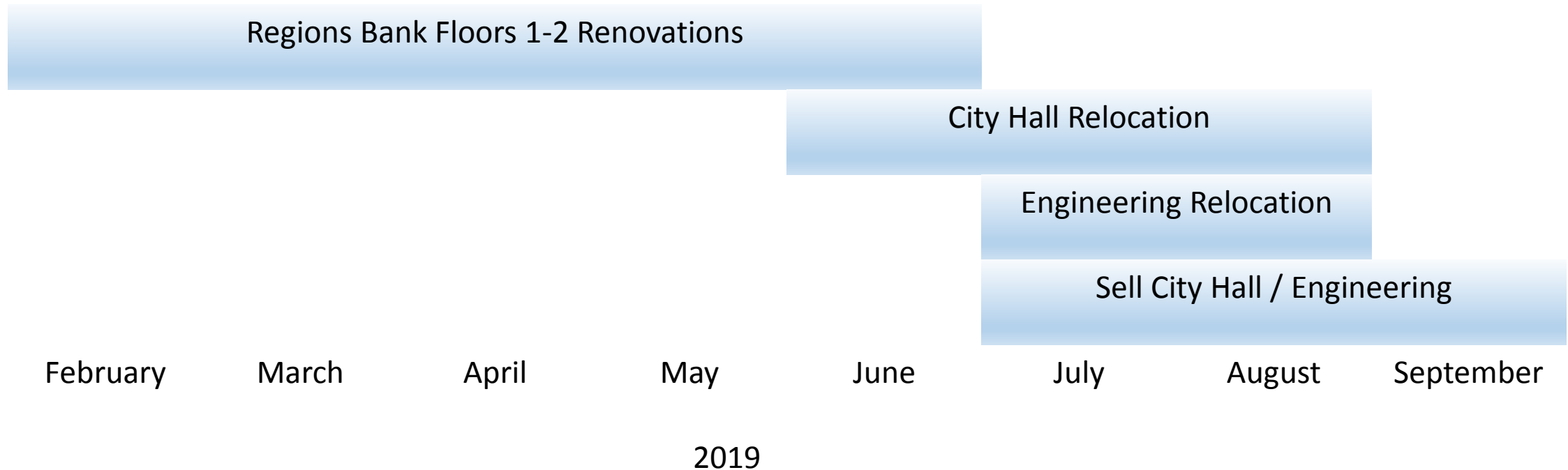
Moving Towards Better: When?



Moving Towards Better: When?



Moving Towards Better: When?



Moving Towards Better

- **Doing Nothing is the most expensive option**
 - Courts
 - Accessibility, ADA and Life Safety
 - Deferred Maintenance
 - Safety / Security
- **Renew the Customer / Guest Experience**
- **City Hall remains in the Heart of the City**
- **Efficient, Effective and Customer Directed**

