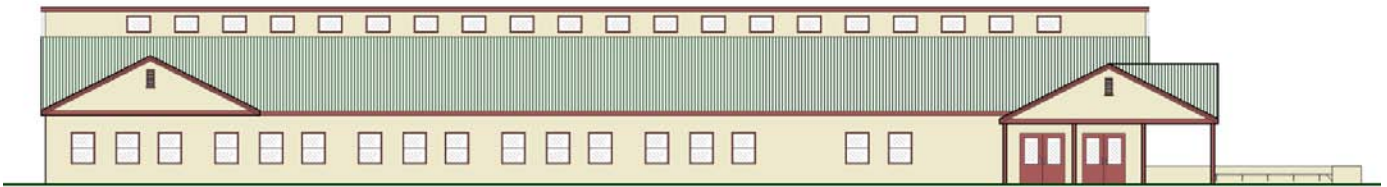
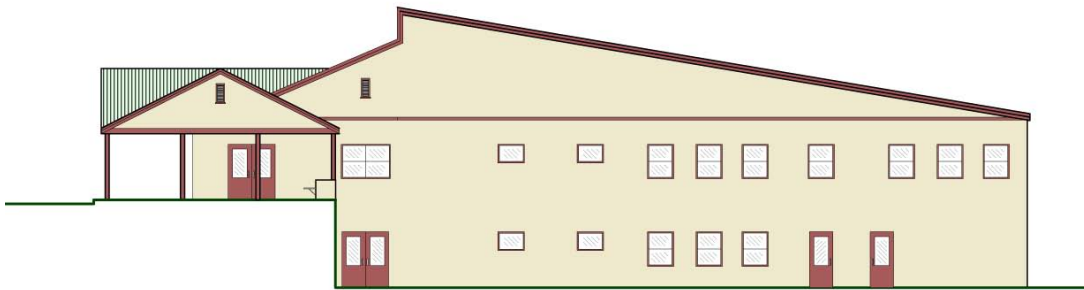




WESLEY HOUSE



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

GYMNASIUM EXPANSION



WESLEY HOUSE GYMNASIUM

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Date: September 24, 2007

Prepared for the Wesley House Community Center by:

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Funding for this project was provided by the City of Knoxville, Department of Community Development, Community Development Block Grant.



KNOX COUNTY
MIKE RAGSDALE, MAYOR



Community Partner





BACKGROUND: Wesley House Community Center has been serving the Knoxville community since 1907. Their current building was built in 1952 and with the exception of two trailer based educational buildings placed across the street has not expanded since. As the demographics and community needs have changed the center has identified the need for expanded recreational, meeting, and educational space. With the recent acquisition of some adjacent property the opportunity arose to build additional space. Anchored by a gymnasium the new building will help the Wesley House better serve the community's needs.

DATE ACCEPTED: March 7, 2007

CLIENT ORGANIZATION: Wesley House Community Center

LOCATION: 923 Dameron. Avenue
Knoxville, TN 37921

CLIENT REPRESENTATIVES: Kara Mayo, Program Director
Richard Gibson, Executive Director

PROFESSIONAL ADVISOR: Jim Odle, AIA

PROJECT COORDINATOR: J. Perry Childress

STUDENT INTERN: Joseph Cole

SCOPE OF WORK: Design and cost estimate for a new gymnasium building with kitchen and classrooms.

CLOSING DATE: September 24, 2007



GENERAL INFORMATION

Wesley house is located on Dameron Avenue in the Mechanicsville neighborhood. Over time the area's service needs have changed with an increased need for recreational programs and for community program and meeting space. An increased need for educational programs for both children and adults has also been realized. Currently serving 65 children, the Wesley House anticipates the need to more than double their capacity. In planning for future needs they would also like for the new facility to have the design capacity to house a licensed daycare. A gymnasium with stage, class and meeting rooms, and a commercial kitchen are requested for the proposed expansion. Accompanying site improvements include additional parking to support the expanded programs and a looped driveway for drop-off and pick-up of children by bus or van. The proposed building contains over 18,000 square feet of space and should cost approximately \$1,125,000 based on averaged costs per square foot for economy construction. Parking and site work should be a minimum of \$30,000. Adding soft costs and contingency produces a total project budget of around 1.25 million dollars.

DETAILED INFORMATION

To develop an expansion proposal for the Wesley House Community Center the East Tennessee Community Design Center worked with volunteer architect Jim Odle. ETCDC staff Perry Childress and architecture student intern Joseph Cole provided support and document production services. Mr. Cole worked with Mr. Odle to develop the schematic designs for the proposed building and site. Centered around two story high middle school regulation basketball court the building steps into the existing hillside providing ground level space at both upper and lower levels. This allows the possibility of future licensed daycare space at either level. The size building required to house the basketball court uses space on all four of the recently acquired lots which will have to be combined into one lot before construction. The building will also require a variance on the rear lot setback from 25 feet to a zero lot line at the alley right-of-way. The alley has never been developed and an appeal could be made to the city to abandon it for use by the Wesley House. Due to separate ownership of the existing building by the Methodist Church National Mission a variance on the side setback may also be required since the local Wesley House owns the proposed expansion site. Folding partitions allow flexible room size in one area and a stage allows for community programs and performances. An elevator is proposed but could be phased in later as both levels have accessible entries.



PROGRAM

3

Wesley House Expansion Program Requirements: 15,100 square feet plus circulation

Function	Client Space Request	Code Requirements	Ideal Dimensions
High School Gym	101'x62' (6,262 s.f.)	84'x50' (4,200 s.f.)	104'x80' (8,320SF) requirements include 10' space on each side of court plus space for one set of bleachers)
Lobby Space	30'x20' (600' s.f.)	Varies	10'x20' (200 s.f.)
Commercial Kitchen	20'x62' (1240 s.f.)		
8 Classrooms	14'x17' (238 s.f.) serving 16 students approx.15 s.f./child	14'x23' (322 s.f.) serving 16 students @ 20 s.f./child	20'x20' (400 s.f.) serving 20 students @ 20 s.f./child
2 Male Bathrooms (1 each floor)	14'x10' (140 s.f.) serving 75 students 3.7 s.f. per student	1 toilet & lavatory per 50 students	1 toilet, 1 urinal, 1 lavatory per floor
Female Bathroom (1 each floor)	14'x10' (140 s.f.) serving 75 students 3.7 s.f. per student	1 toilet & lavatory per 50 students	2 toilets, 2 lavatories per floor
Storage	14'x14' (196 s.f.) each floor	janitorial only	storage for each use
Stage Area	62'x25' (1,550 s.f.)	40'x30' (1,200 s.f.) serving 80 students @ 15 s.f./child)	30'x50' (1,500 s.f.) serving 80 students @ 18.75 s.f./child
Meeting Room	30'x20' (600' s.f.) serves 30 students or 50 adults in a classroom environment	Same	Same
Parking	more than existing bus drop off loop	42 parking spaces 2 handicapped accessible	handicapped access 3, 1 @ each entry



DRAWINGS

4

These drawings represent design intent only and are NOT intended for, nor should they be used as, construction documents. Further professional assistance will be required to provide those services. The client accepts all liability for the use of these drawings.

Drawing	Title
1	Site Plan
2	Upper Floor Plan
3	Lower Floor Plan
4	Elevations