

Town Hall Optimization

Essential Functional Elements

&

Floor Plan Options



February 28, 2019

Agenda

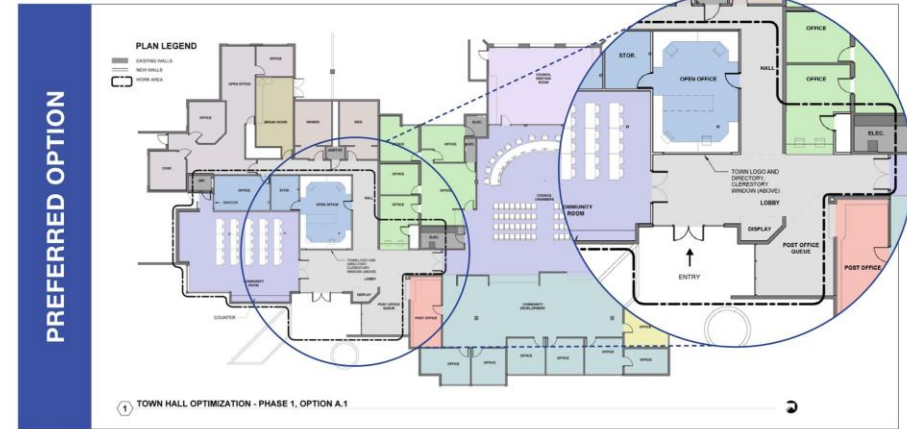
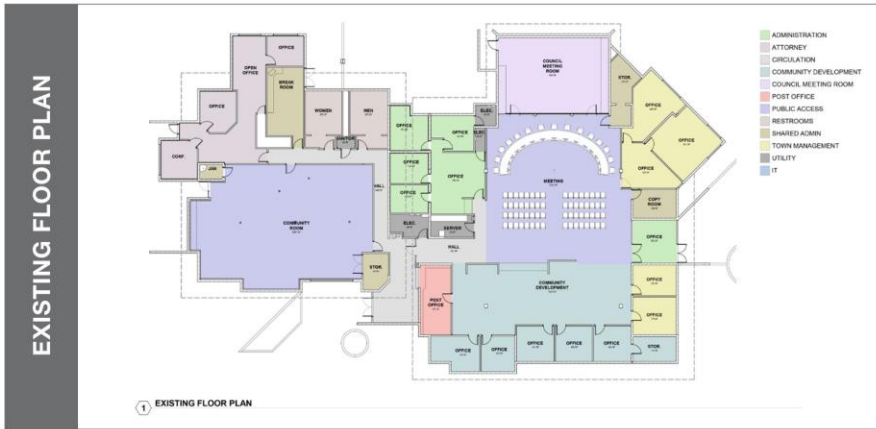
- Background
- Essential functional needs
- Proposed floor plan & cost options
- Next steps



Background

- Corgan Study 2017 - Determine future “town campus” space needs
- January 2018 - Council discussion
- DWL Architects
 - Options for short term solutions to address immediate needs
 - Avoid structural elements not consistent with long term needs
- May 2018 - Council direction
 - Look at options within existing \$340K design budget
- Summer 2018 – Public input on floor plan options (next slide)

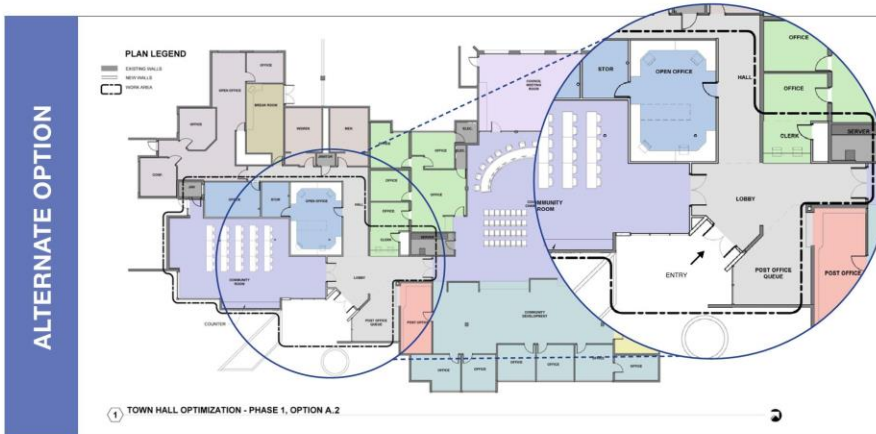




- Town Hall Optimization Study - Phase 1 Goals**
- Provide Appropriate Workspace to Meet the Needs of the Current Staff Levels
 - Establish Entry Way to Help First Time Visitors with Wayfinding
 - Provide Space for Post Office Queue Separate from Entry
 - Design to Work with Phase 2 Optimization Goals and Improvements

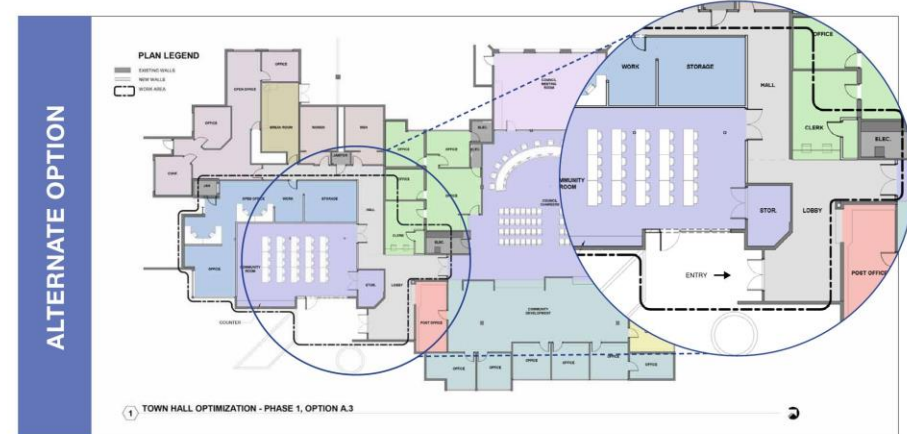
- Pros**
- Establishes Entry Way
 - Separate Queue for Post Office
 - Aligns with Phase 2 Improvements
 - Creates Entry Lobby

- Cons**
- No Direct Views to Exterior from New Office



- Pros**
- Establishes Entry Way
 - Separate Queue for Post Office

- Cons**
- No Direct Views to Exterior from New Office
 - Higher Construction Cost for Angled Entrance



- Pros**
- Lower Construction Cost
 - View from New Office to Outside

- Cons**
- Does Not Establish Entry Way or Improve Wayfinding
 - No Separate Queue for Post Office
 - Does Not Align with Phase 2 Improvements



We Want Your Opinion!
 jknapp@paradisivalleyaz.gov

TOWN HALL OPTIMIZATION STUDY
 Phase 1 Floor Plan - Entry Remodel Options



Essential Functional Needs

- IT office, storage, and work space
- End of life air handler
- Minimize confusion of user entry experience
- Provide space for separate Post Office queue to avoid congestion



IT Office, Storage, and Work Space

- No permanent location for staff
- Temporary locations take away from PD and Finance necessary real estate
- IT staff in PD inaccessible to other Town staff



Air Handler

- Expected useful life 15-20 years
- Air handler #9 > 23 years
- Most challenging to access (repair, filter change, etc.)
- Replacement cost \$15k, approx. \$5K less during construction



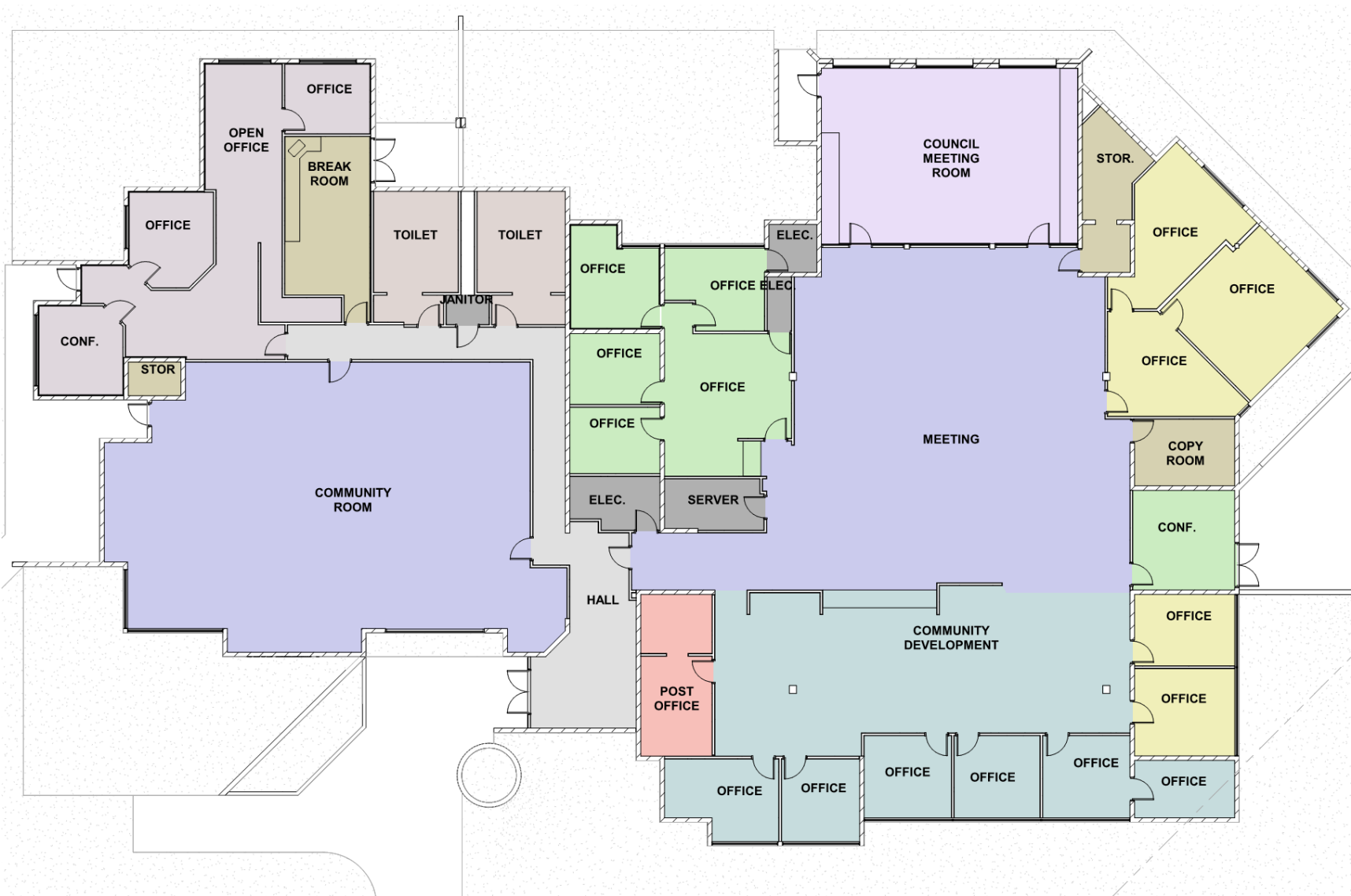
User Entry Experience

- Those that are unfamiliar with campus often confused
- Frequent comments/questions:
 - Oh, this is the post office. I was looking for....
 - How do I get in the building?
 - Where do I pay my fine?
 - Where do I go to ge



Existing Floor Plan

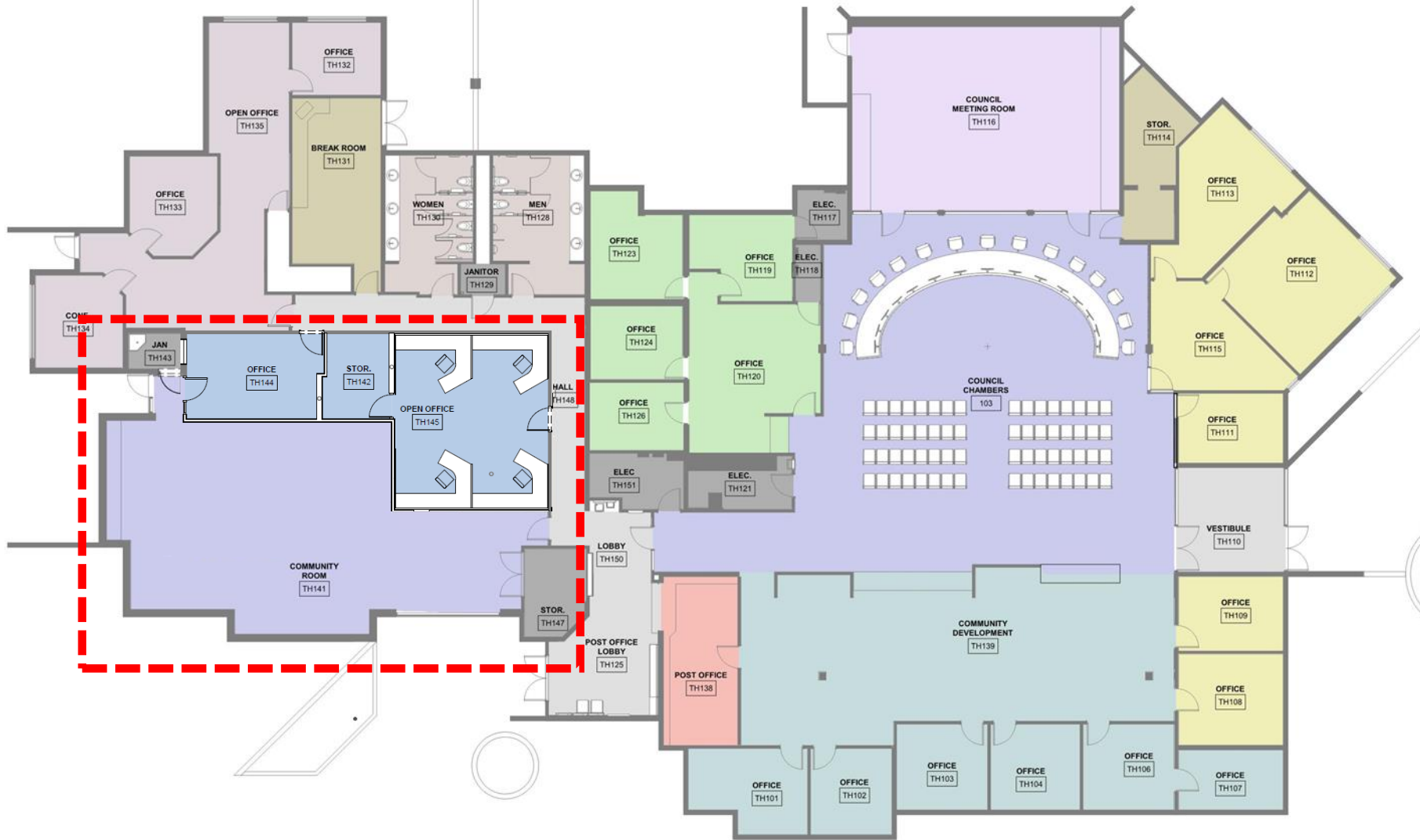
Community Room
2,100 SF



- ADMINISTRATION
- ATTORNEY
- CIRCULATION
- COMMUNITY DEVELOPMENT
- COUNCIL MEETING ROOM
- POST OFFICE
- PUBLIC ACCESS
- RESTROOMS
- SHARED ADMIN
- TOWN MANAGEMENT
- UTILITY



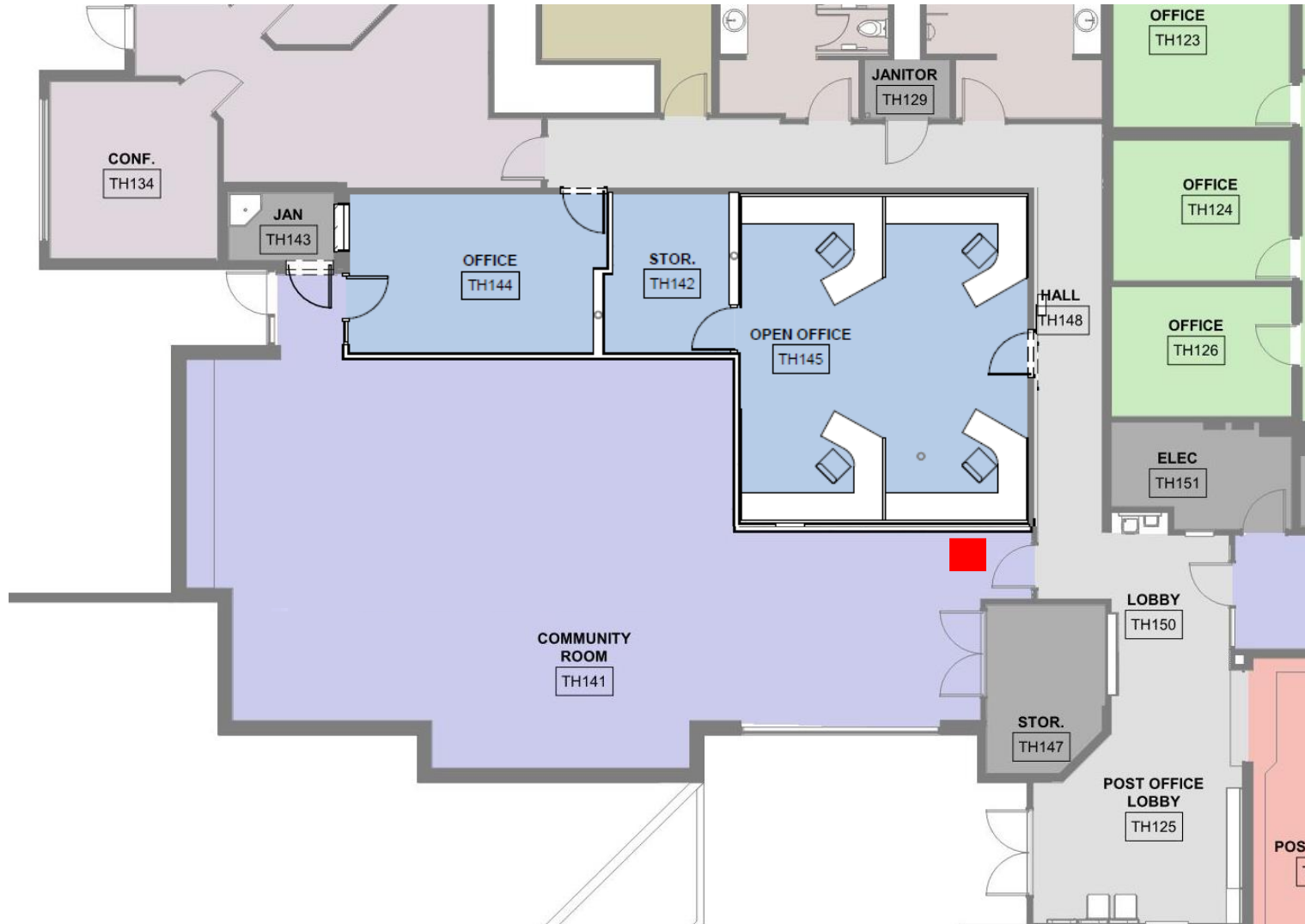
Proposed Floor Plan "IT Offices"



Community Room
1,280 SF



Proposed Floor Plan “IT Offices”



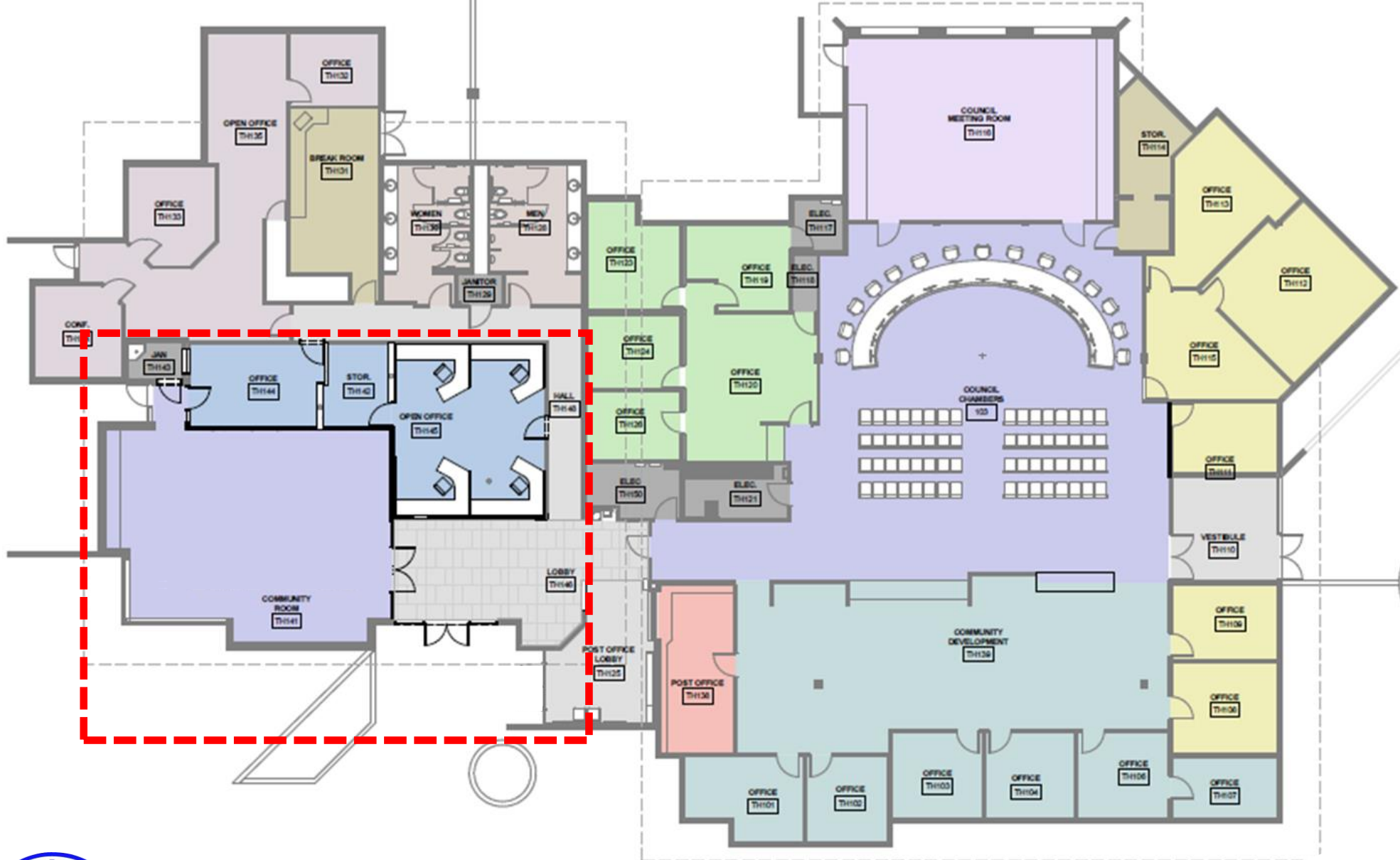
Features:
Five IT offices
IT storage space
Keeps existing entry

Cost: \$221,000

Option:
\$15,000 Air Handler ■



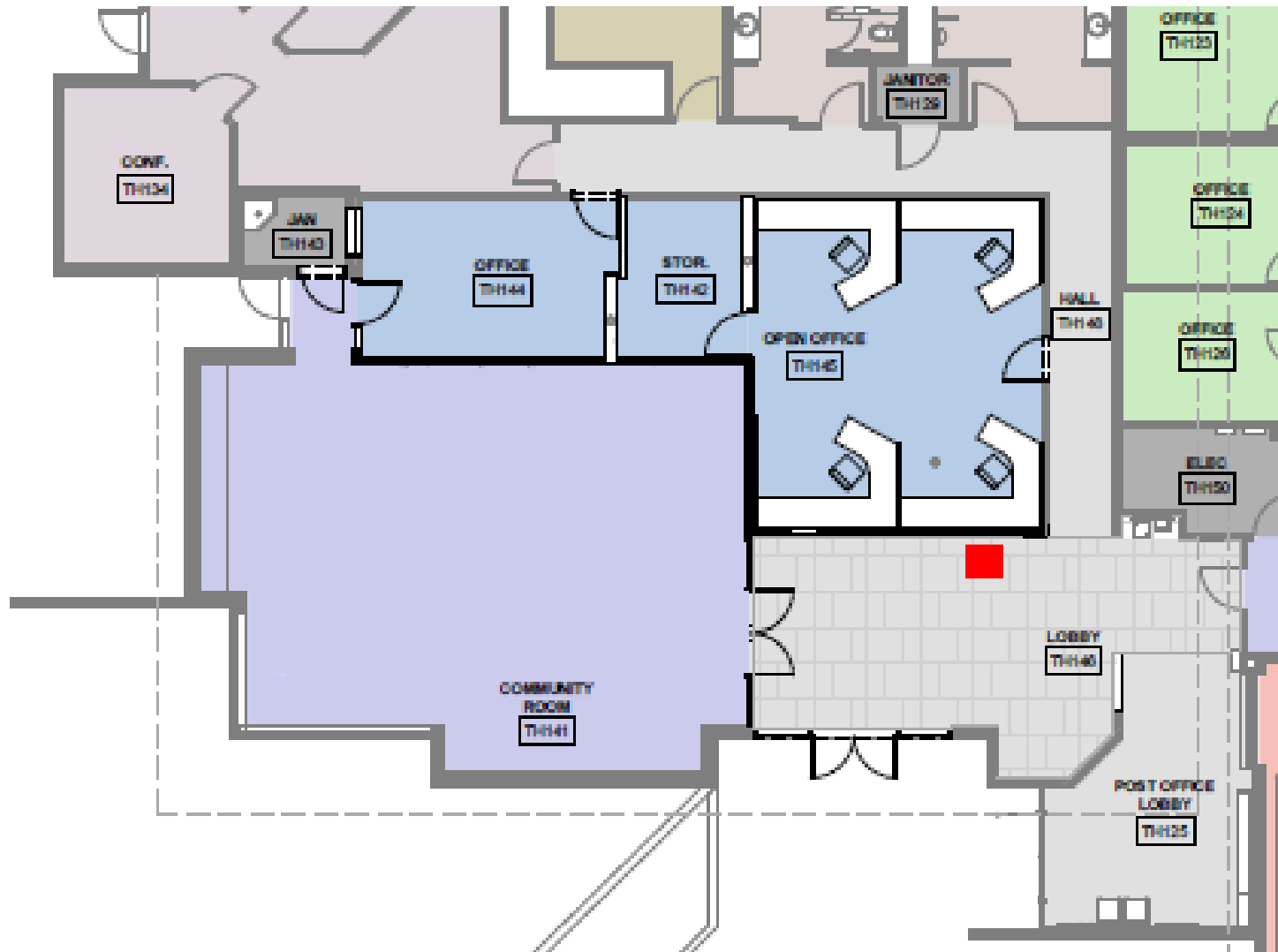
Proposed Floor Plan "IT Offices + New Entry"



Community Room
1,030 SF



Proposed Floor Plan "IT Offices + New Entry"



Features:

- Five IT offices
- IT storage space
- New front entry

Cost: \$337,000

Option:

\$15,000 Air Handler ■



Impacts of Town Hall Remodel on Community Room

		Existing Floor Plan	IT Offices	IT Offices & New Entry
		2,100 SF	1,280 SF	1,030 SF
General Assembly	Occupancy Load Factor (SQ.FT. per Person)	Capacity	Capacity	Capacity
Tables & Chairs	15	140	85	68
Non-Fixed Chairs	7	300	182	147
Standing Only	5	420	256	206



Impacts of Town Hall Remodel on Community Room

Organization	Attendees
WINGS	40
EPCOR	45
B'ahai Faith	30
Ladies of the Court	25
HOAs	30
PANDA	70
Public Meetings	50
Seniors Foundation	70

Organization	Attendees
Harvard Business School Club of AZ	30
MLK	80
PV Women's Association	30
PVPD Blood Drive	10
Town Manager's Biannual Mtg	50
Election Polling Station	30
High Holiday Services	80
PV Arts Board	120



User Entry Experience

- Clear and direct access
 - Entry doors facing the parking lot
 - Logical flow



Existing conditions



Proposed new entry



User Entry Experience

- Front Entry



New front entry



New front entry with shade canopy



User Entry Experience

- Logical flow
- Subtle but adequate wayfinding signage



Looking towards Council Chambers



Looking towards Community Room



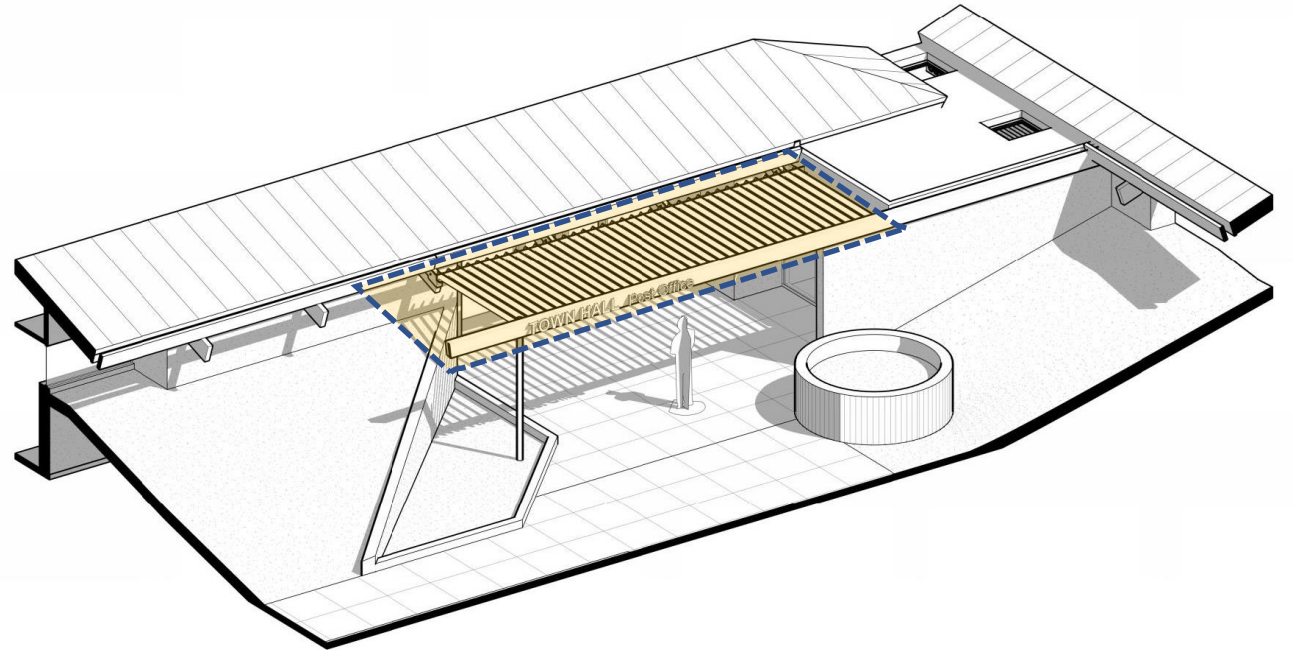
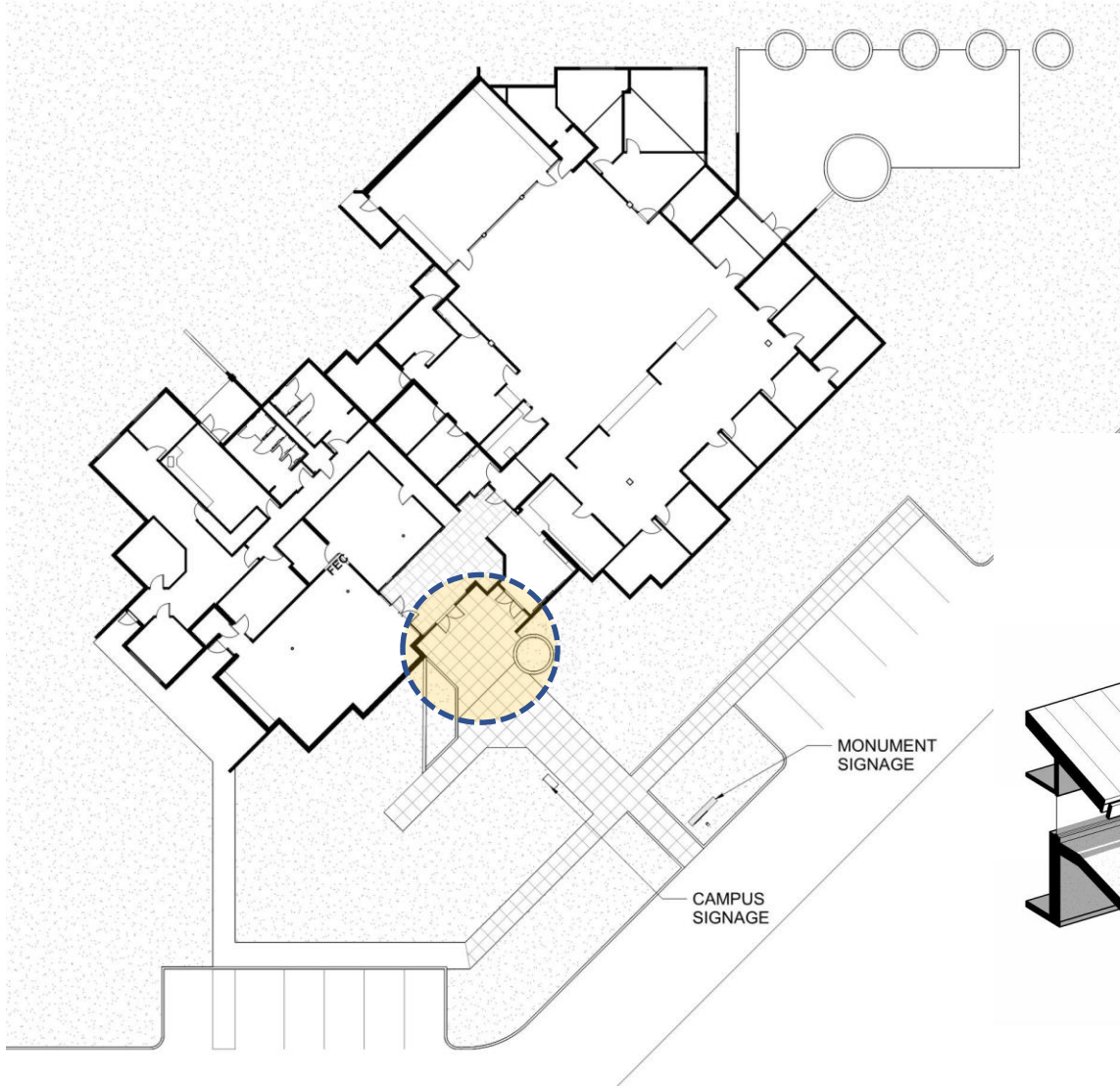
Option #1

Shade Trellis
with Signage
\$51,400



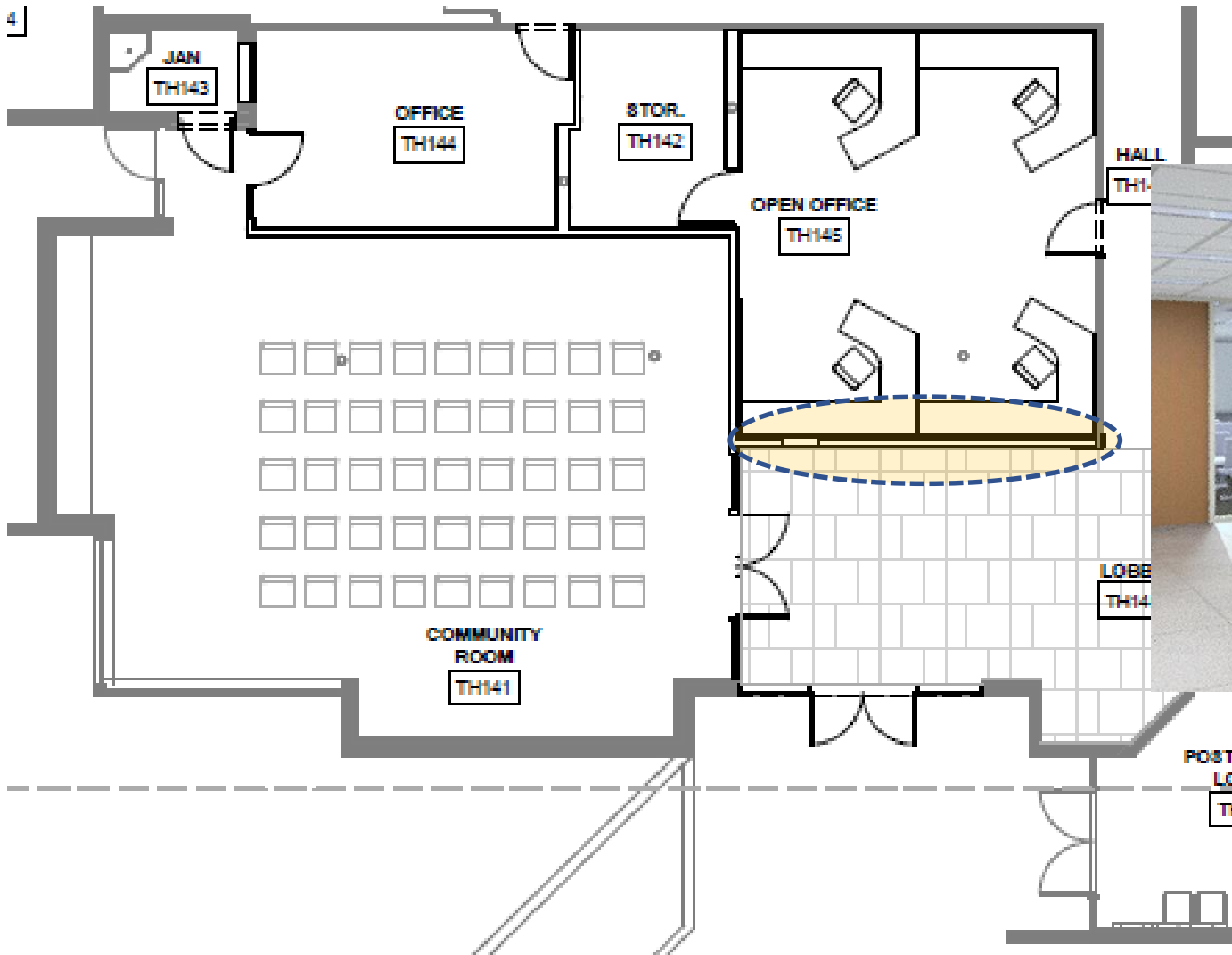
Option #1

Shade Trellis
with Signage
\$51,400



Option #2

Interior
Wayfinding
Signage
\$4,800



Floor Plans

- Budget
 - \$47K for design & construction administration
 - \$293K remaining for construction
- Current cost estimate (Essential functional elements)
 - IT office space, \$221,000
 - IT office space and new air handler, \$236,000
 - IT office space, new air handler, and front entry, \$352,000
- Additional options & cost
 - Option #1 shade trellis with exterior signage, \$51,400
 - Option #2 interior wayfinding signage, \$4,800



Next Steps

- February 28, 2019 Council direction
- March 2019 – Complete design
- March 28, 2019 – Council action
- May 2019 – Construction begins
- June 2019 – Construction complete



Town Hall Remodel Essential Functional Elements & Floor Plan Options

Questions and Discussion

