

Town Hall Optimization

Essential Functional Needs

Floor Plan Options
&
Safety Enhancements

March 28, 2019



Agenda

- Background
- Essential functional needs including safety enhancements
- 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)



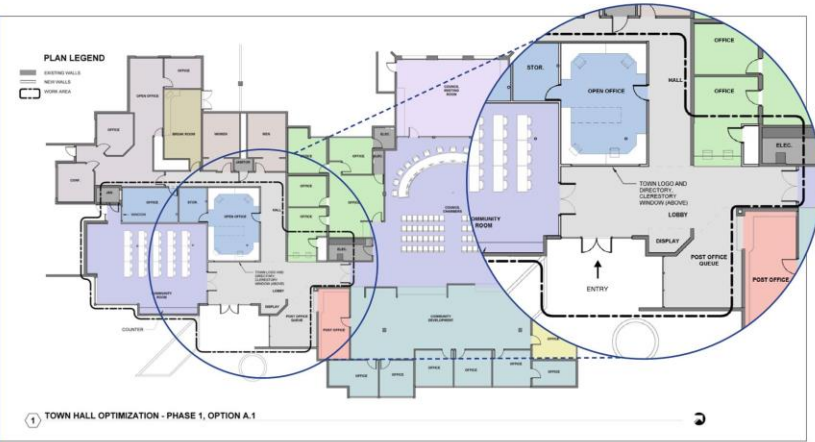
EXISTING FLOOR PLAN



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

PREFERRED OPTION



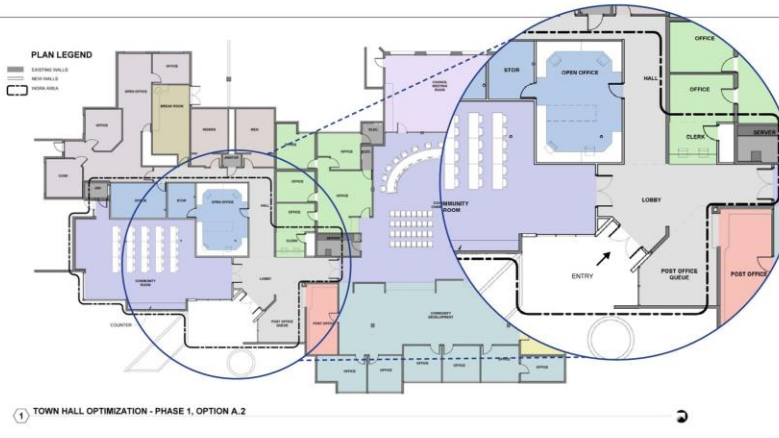
Pros

- 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

ALTERNATE OPTION



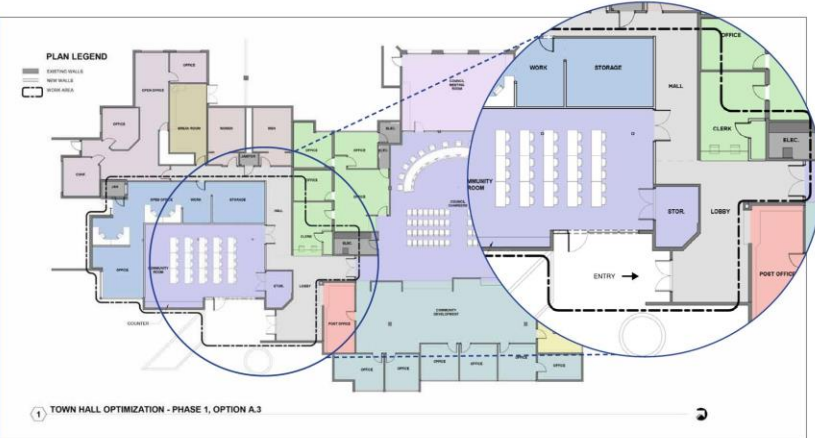
Pros

- Establishes Entry Way
- Separate Queue for Post Office

Cons

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

ALTERNATE OPTION



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@paradisvalleyaz.gov

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



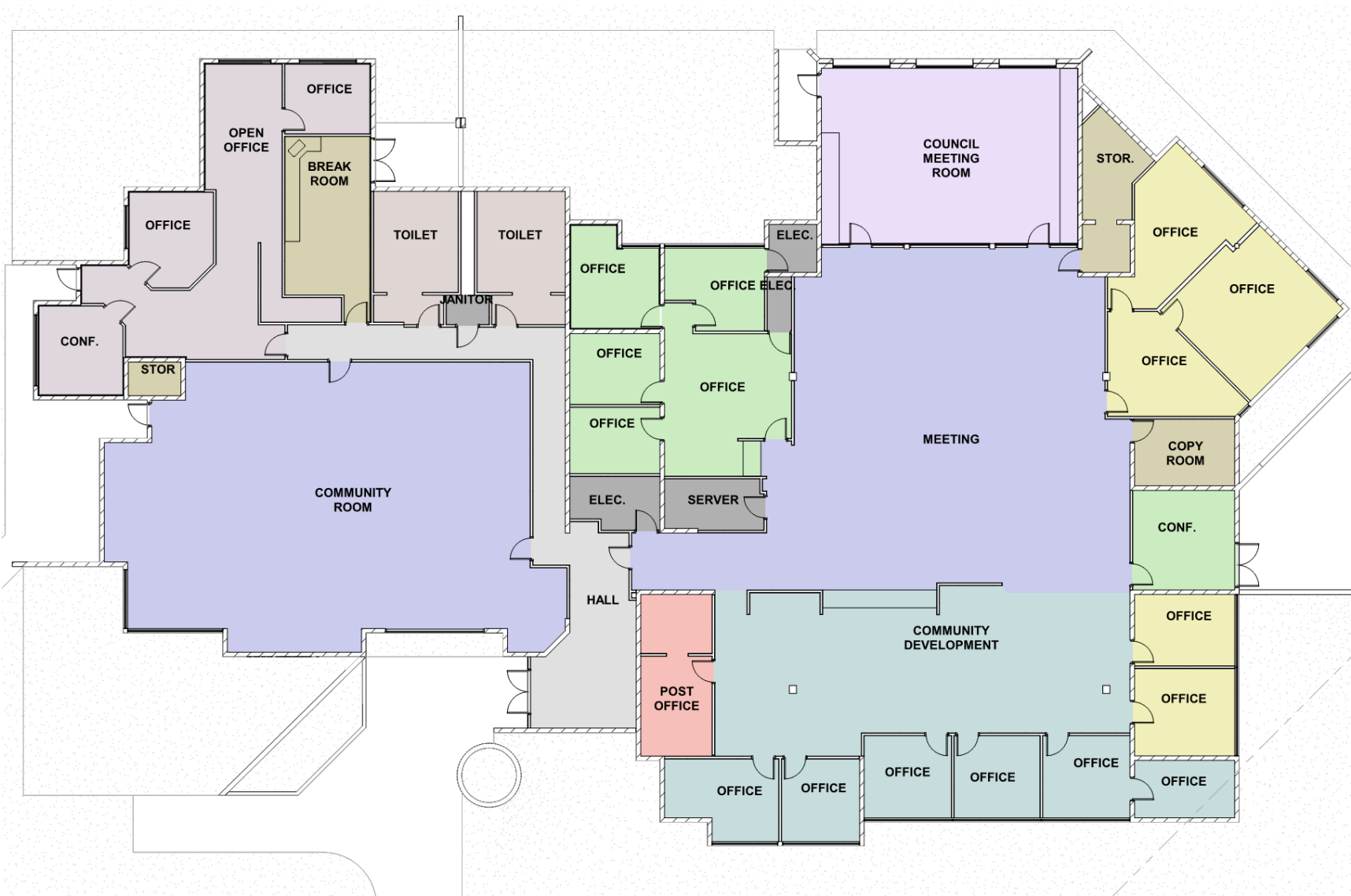
Essential Functional Needs

- IT office, storage, and work space
- End of life air handler
- User entry experience
- Post Office queue space
- Building safety enhancements



Existing Floor Plan

Community Room
2,100 SF

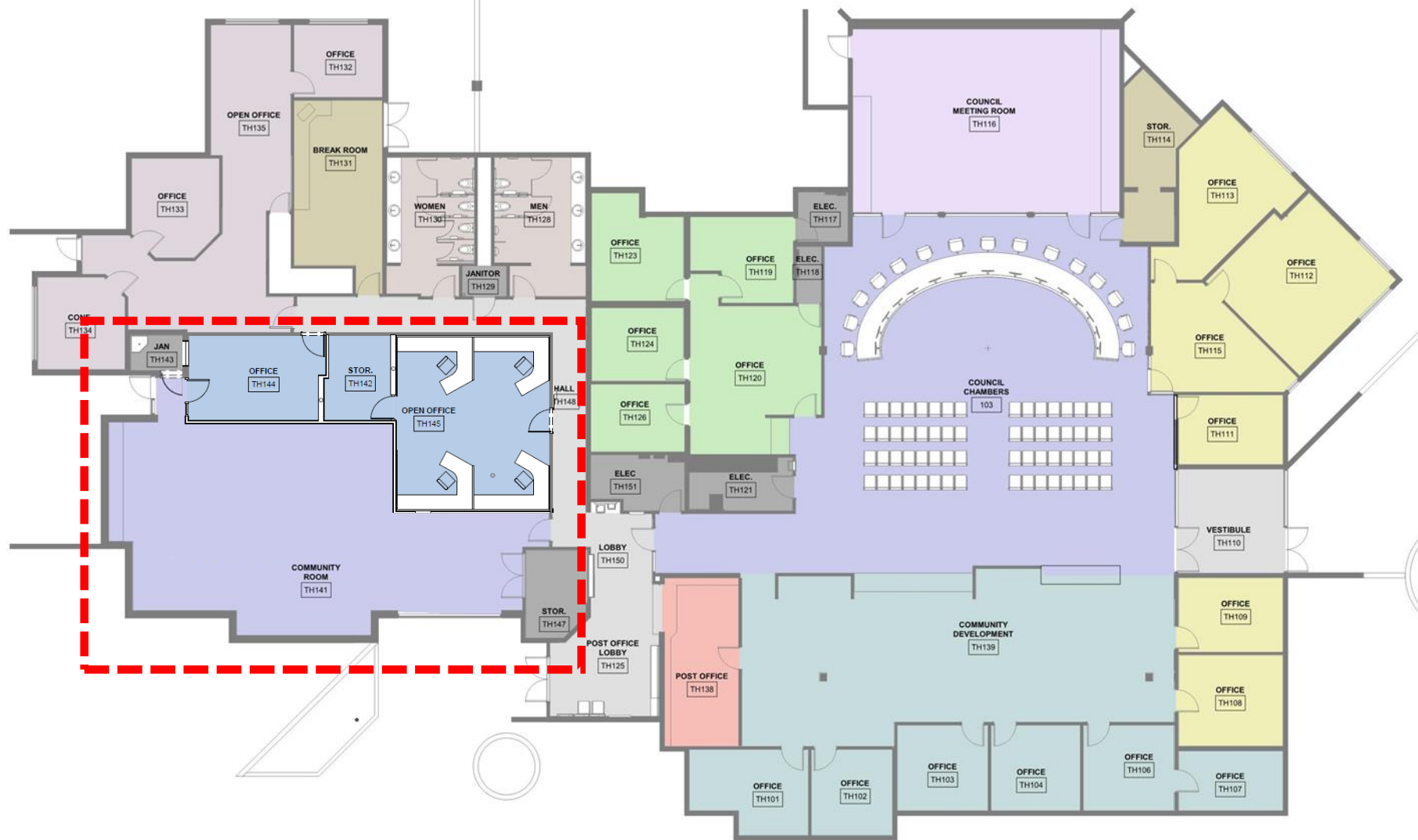


- ADMINISTRATION
- ATTORNEY
- CIRCULATION
- COMMUNITY DEVELOPMENT
- COUNCIL MEETING ROOM
- POST OFFICE
- PUBLIC ACCESS
- RESTROOMS
- SHARED ADMIN
- TOWN MANAGEMENT
- UTILITY



Proposed Floor Plan “IT Offices”

Community Room
1,280 SF

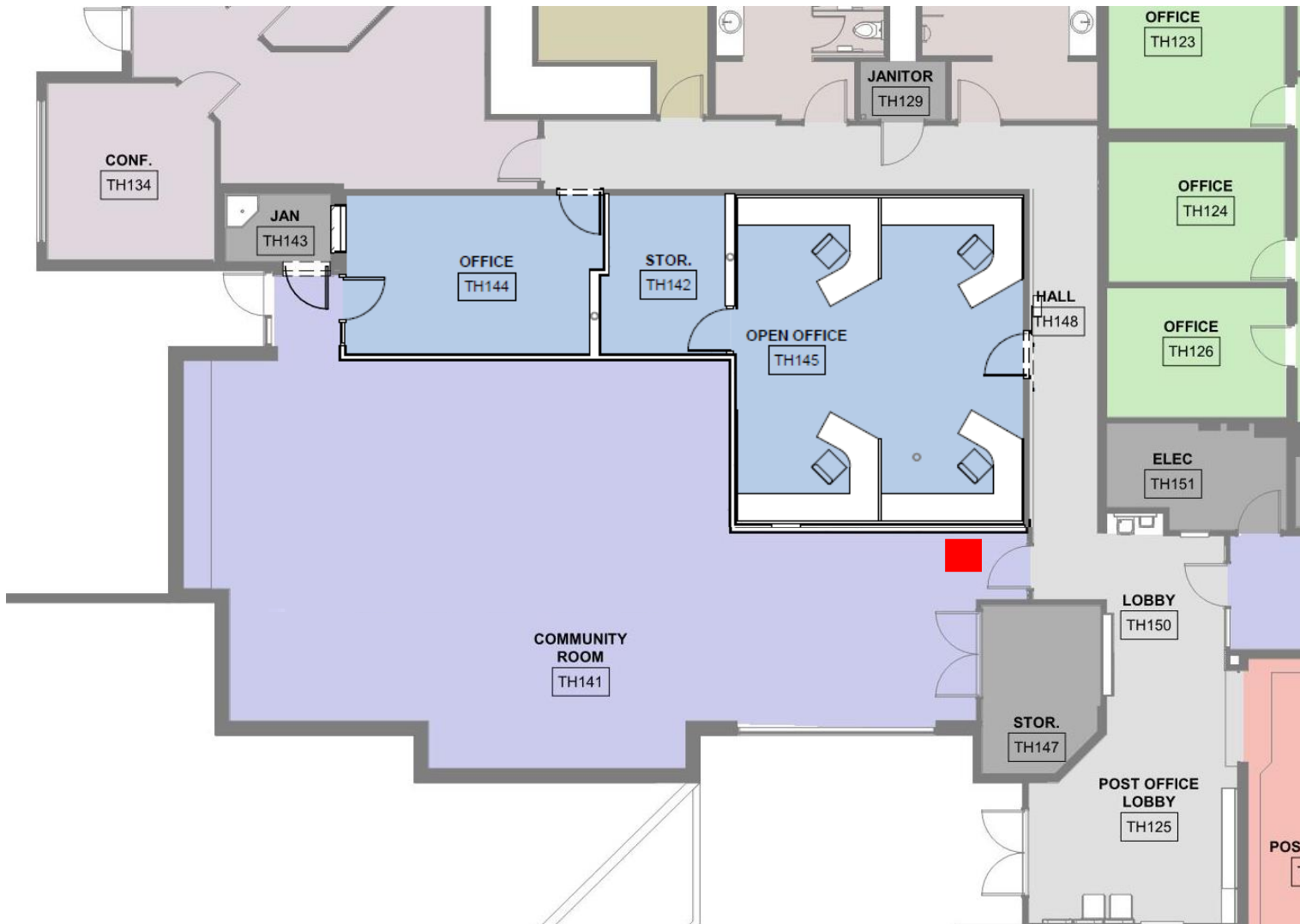


Proposed Floor Plan “IT Offices”

Features:
Five IT offices
IT storage space
Keeps existing entry

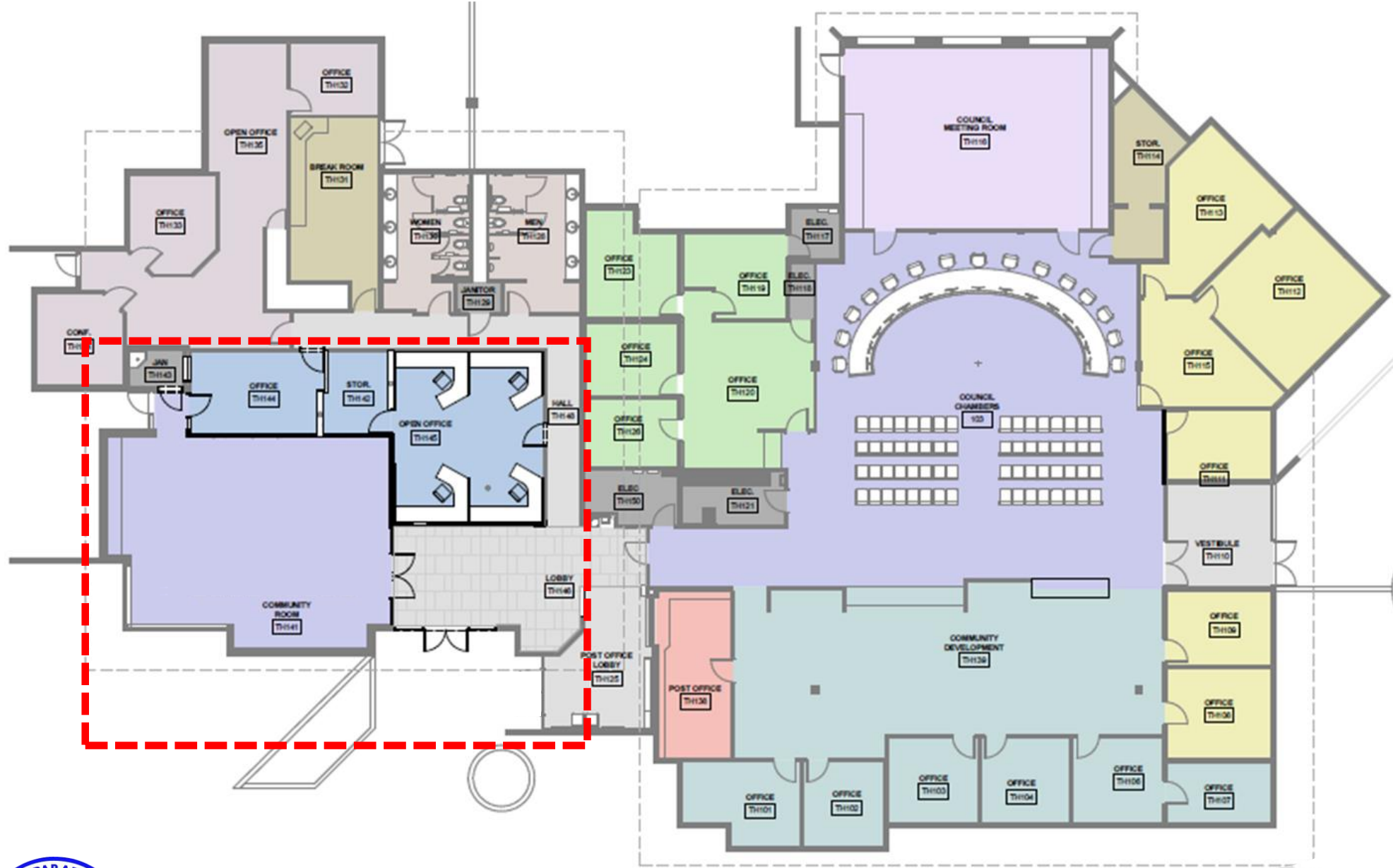
Cost: \$221,000

Option:
\$15,000 Air Handler ■



Proposed Floor Plan “IT Offices + New Entry”

Community Room
1,030 SF



Proposed Floor Plan “IT Offices + New Entry”

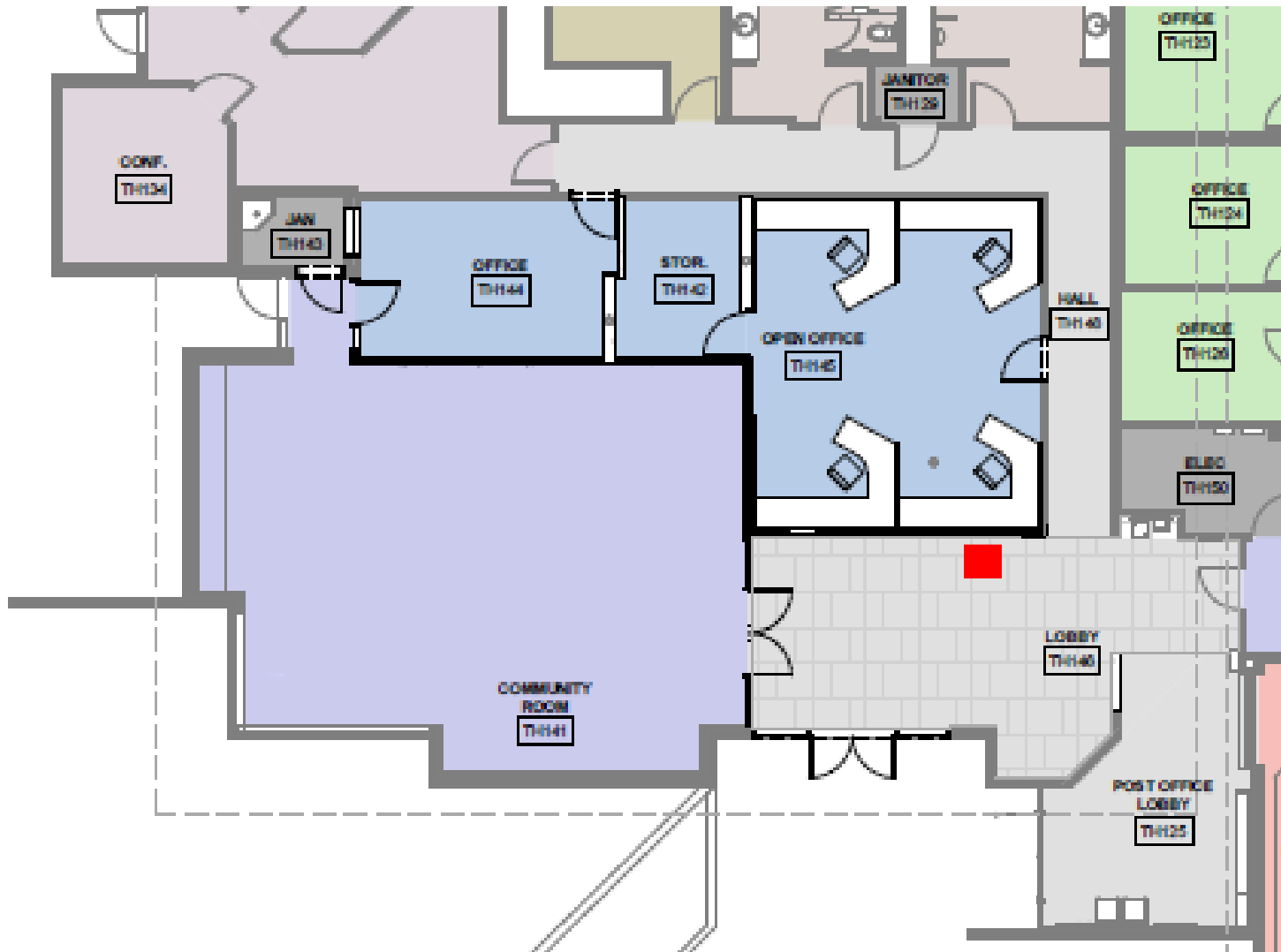
Features:

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

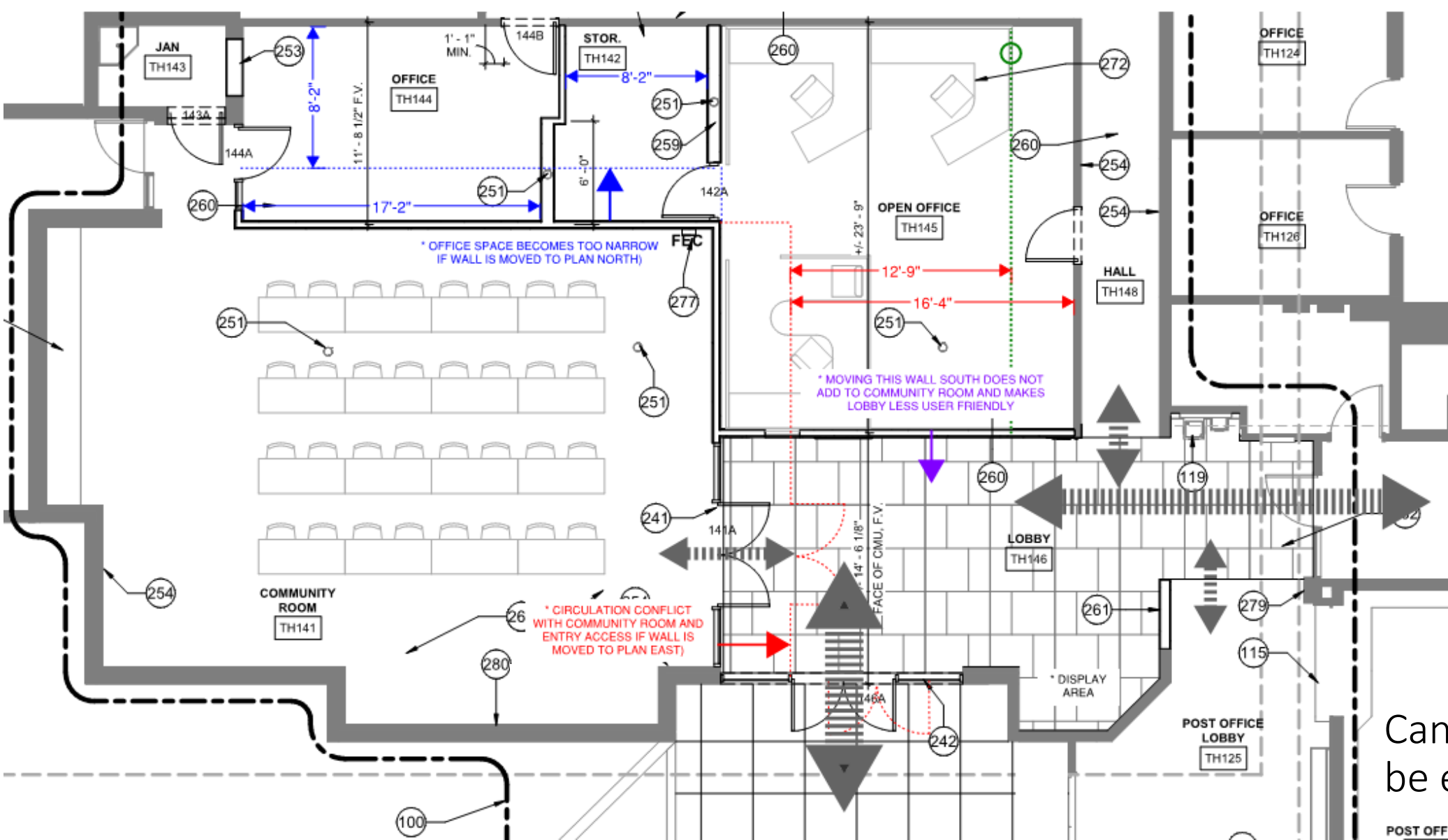
Cost: \$337,000

Option:

\$15,000 Air Handler ■



Proposed Floor Plan "IT Offices + New Entry"

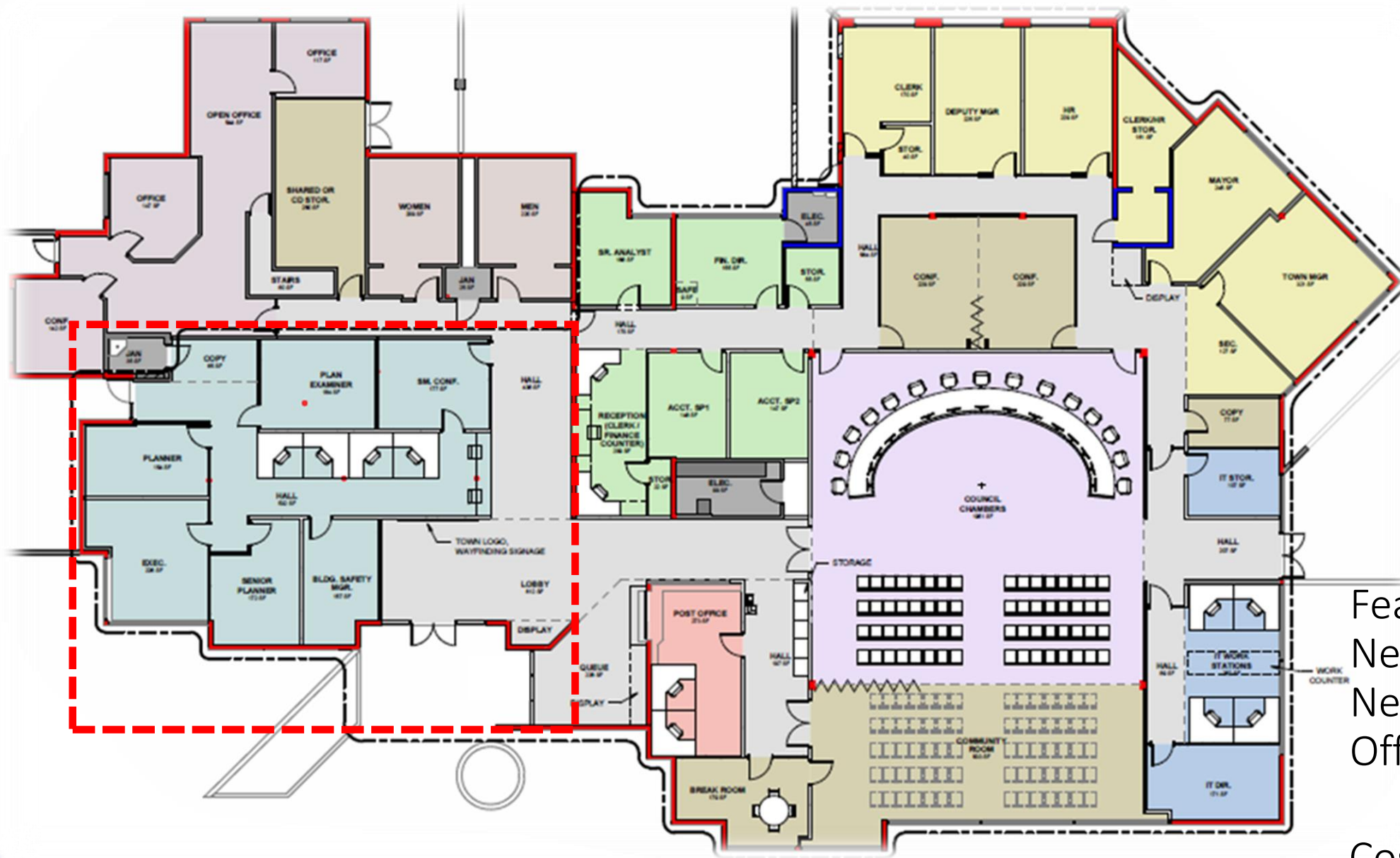


Can Community Room
be expanded?

POST OFFICE



Ultimate Build Out “Phase 2”



Features:
New Community Rm
New Boardroom
Office space remodel

Cost: TBD



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

-
-
-



Looking towards Council Chambers

Looking towards Community Room



Safety Enhancements

- Bollards



New front entry



New front entry with shade canopy



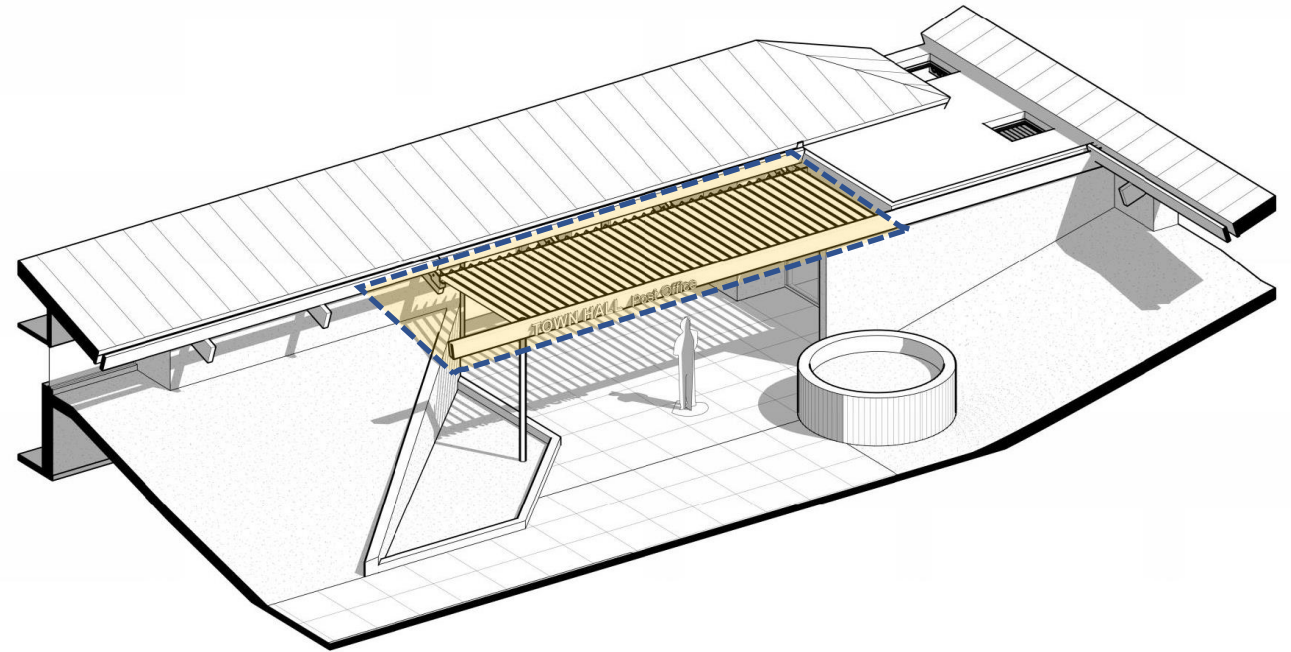
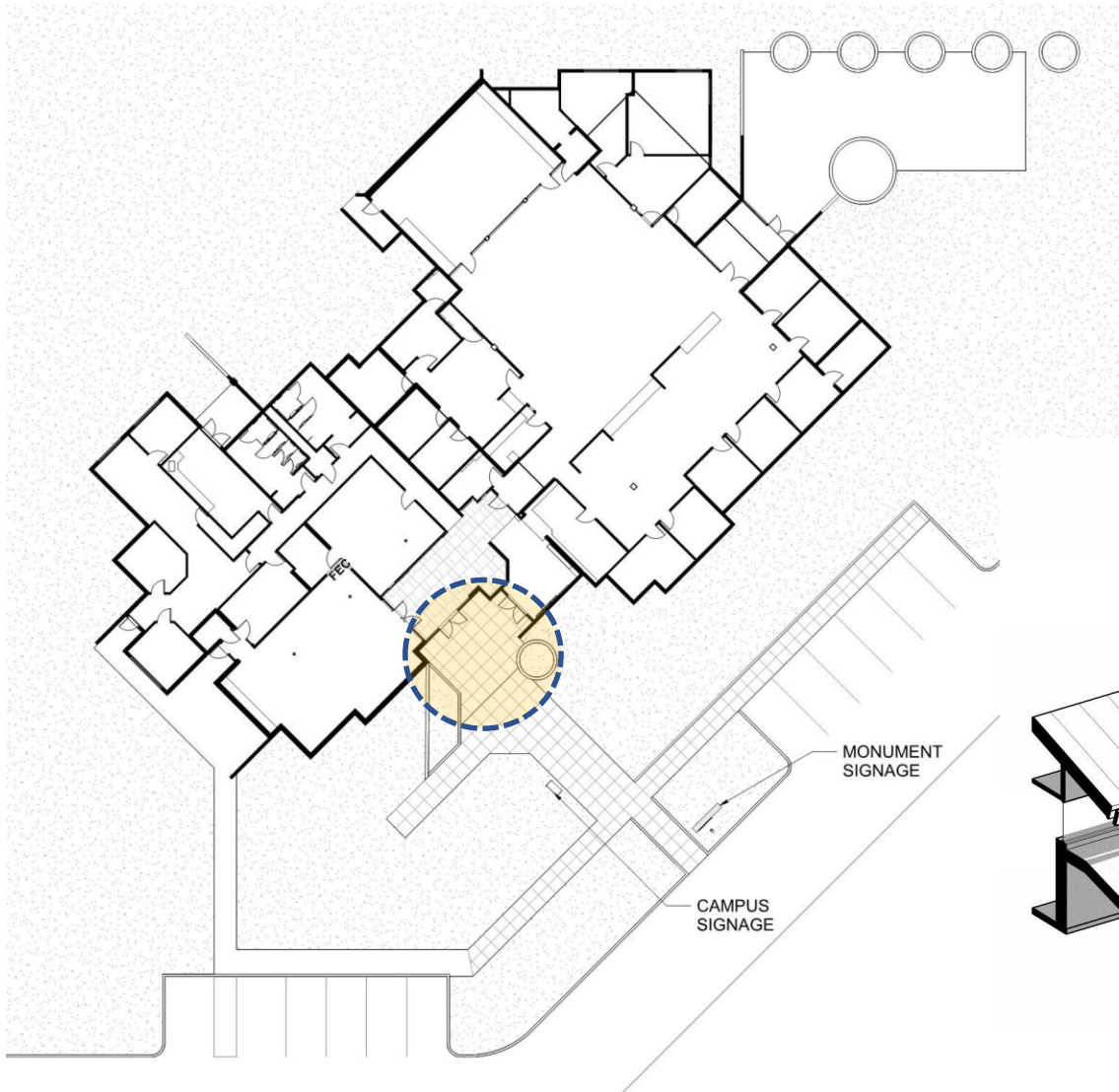
Option

Shade Trellis
with Signage
\$51,400



Option

Shade Trellis
with Signage
\$51,400



Option

Building Safety Enhancements

Bollards, \$10,000

Security Cameras, \$5,000

Electromagnetic Locks, \$1,000



Floor Plans

- Budget
 - \$47K for design & construction administration
 - \$293K remaining for construction
- Current cost estimate (Essential functional needs)
 - 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: shade trellis with exterior signage, \$51,400
 - Option: bollards, \$10,000
 - Option: security cameras, \$5,000
 - Option: electromagnetic locks, \$1,000



Next Steps

- March 28, 2019 – Council direction
- April 2019 – Complete design
- April 25, 2019 – Council action
- May 2019 – Construction begins
- July 2019 – Construction complete



Town Hall Remodel Essential Functional Elements & Floor Plan Options

Questions and Discussion



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

