

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)



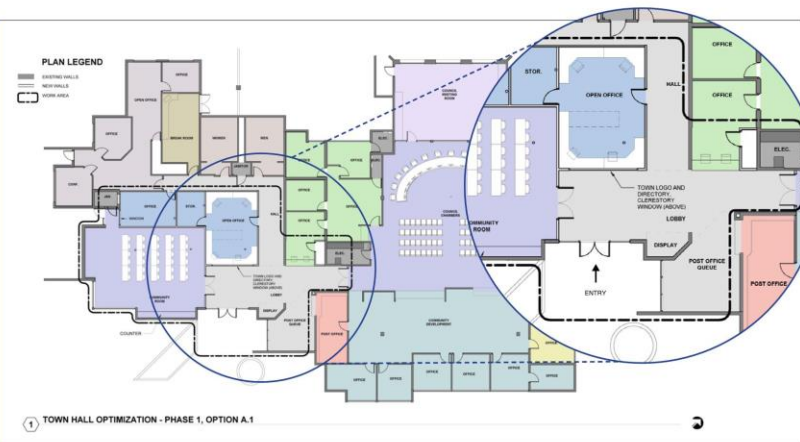
EXISTING FLOOR PLAN



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



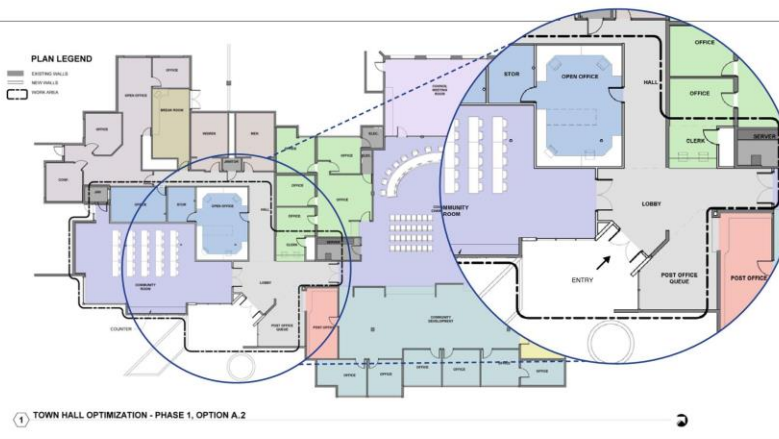
Pros

- 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



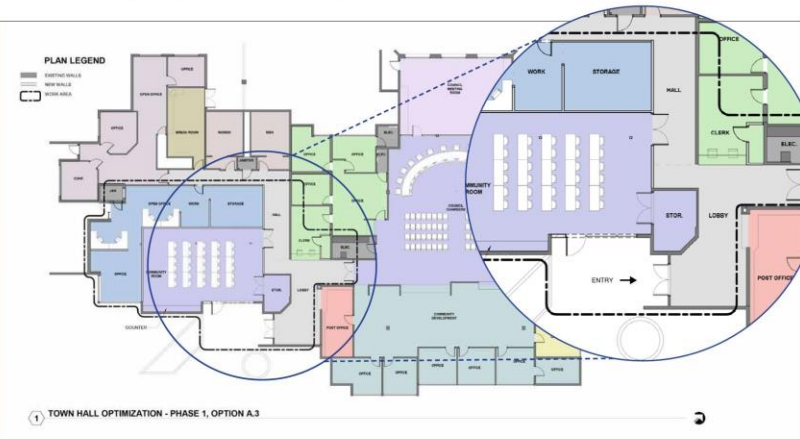
Pros

- 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



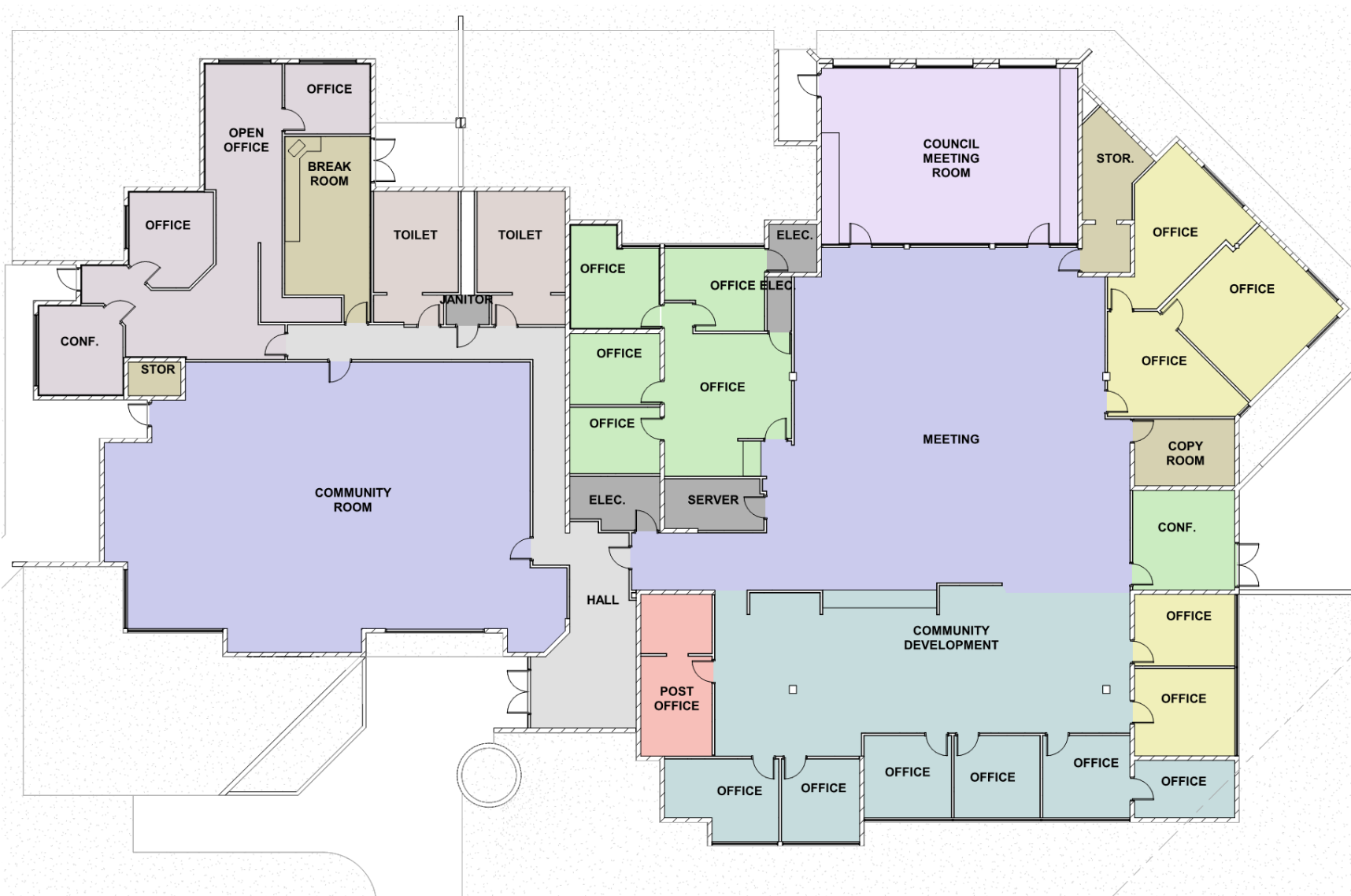
Essential Functional Needs

- 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

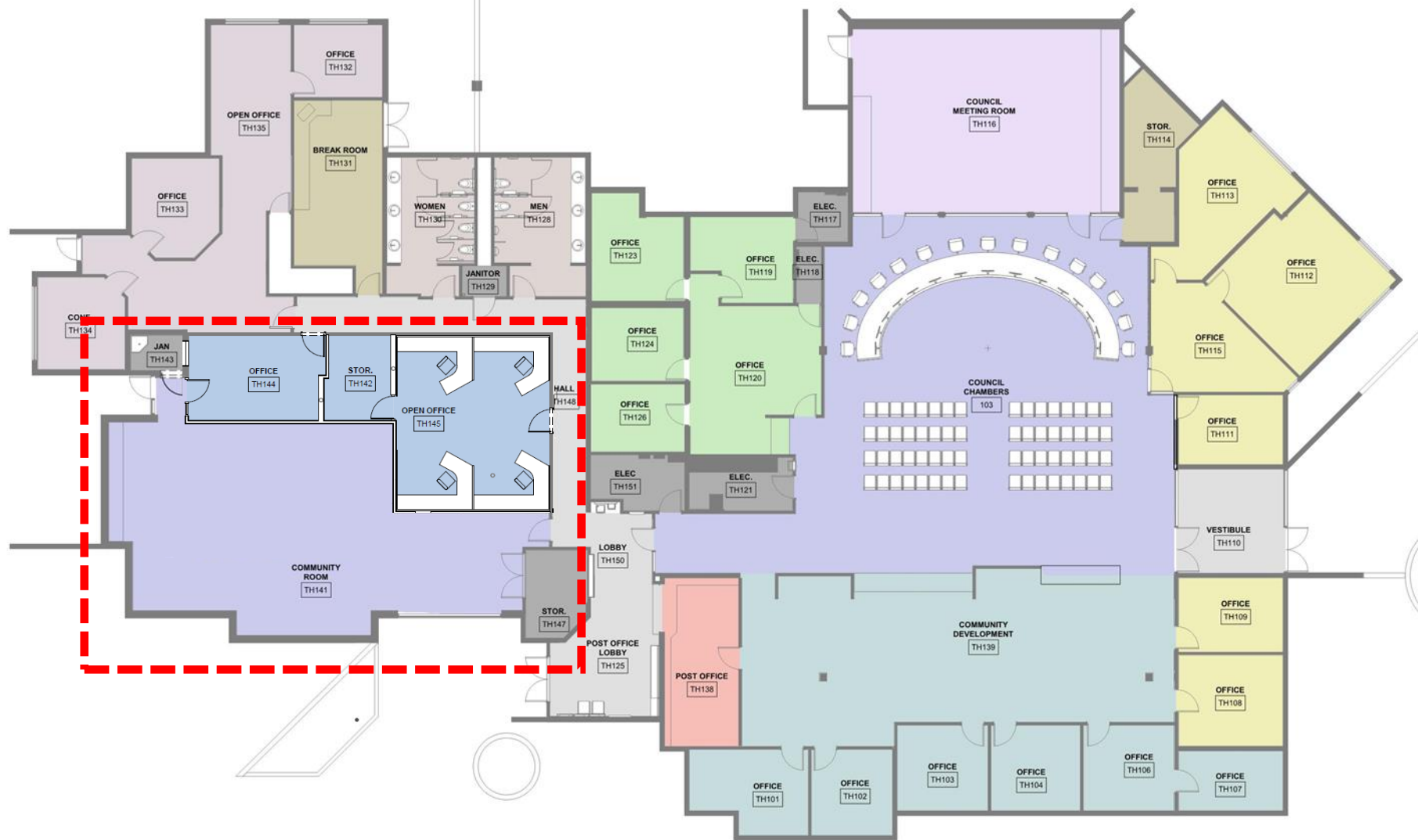


- ADMINISTRATION
- ATTORNEY
- CIRCULATION
- COMMUNITY DEVELOPMENT
- COUNCIL MEETING ROOM
- POST OFFICE
- PUBLIC ACCESS
- RESTROOMS
- SHARED ADMIN
- TOWN MANAGEMENT
- UTILITY



Proposed Floor Plan “IT Offices”

Community Room
1,280 SF

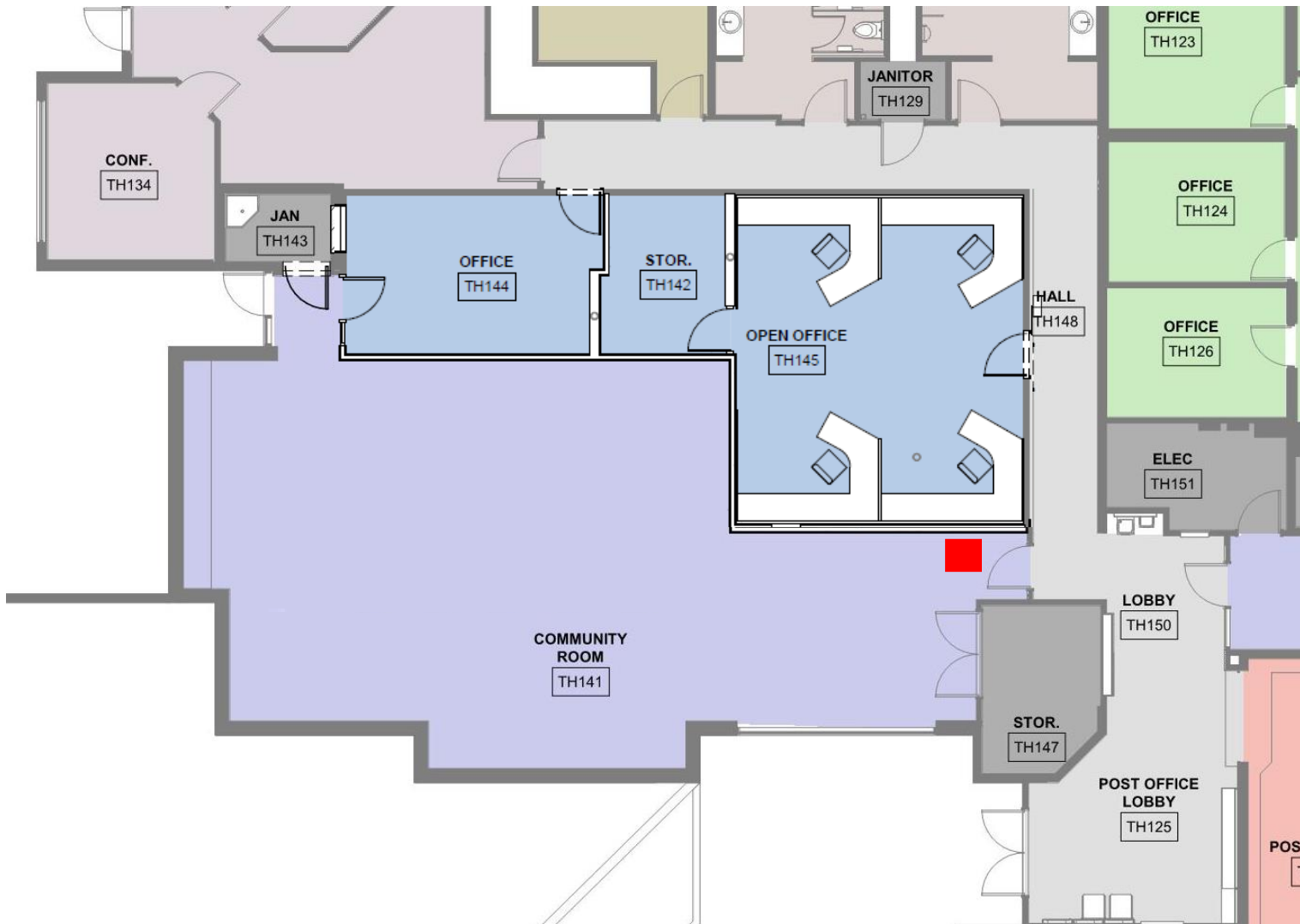


Proposed Floor Plan “IT Offices”

Features:
Five IT offices
IT storage space
Keeps existing entry

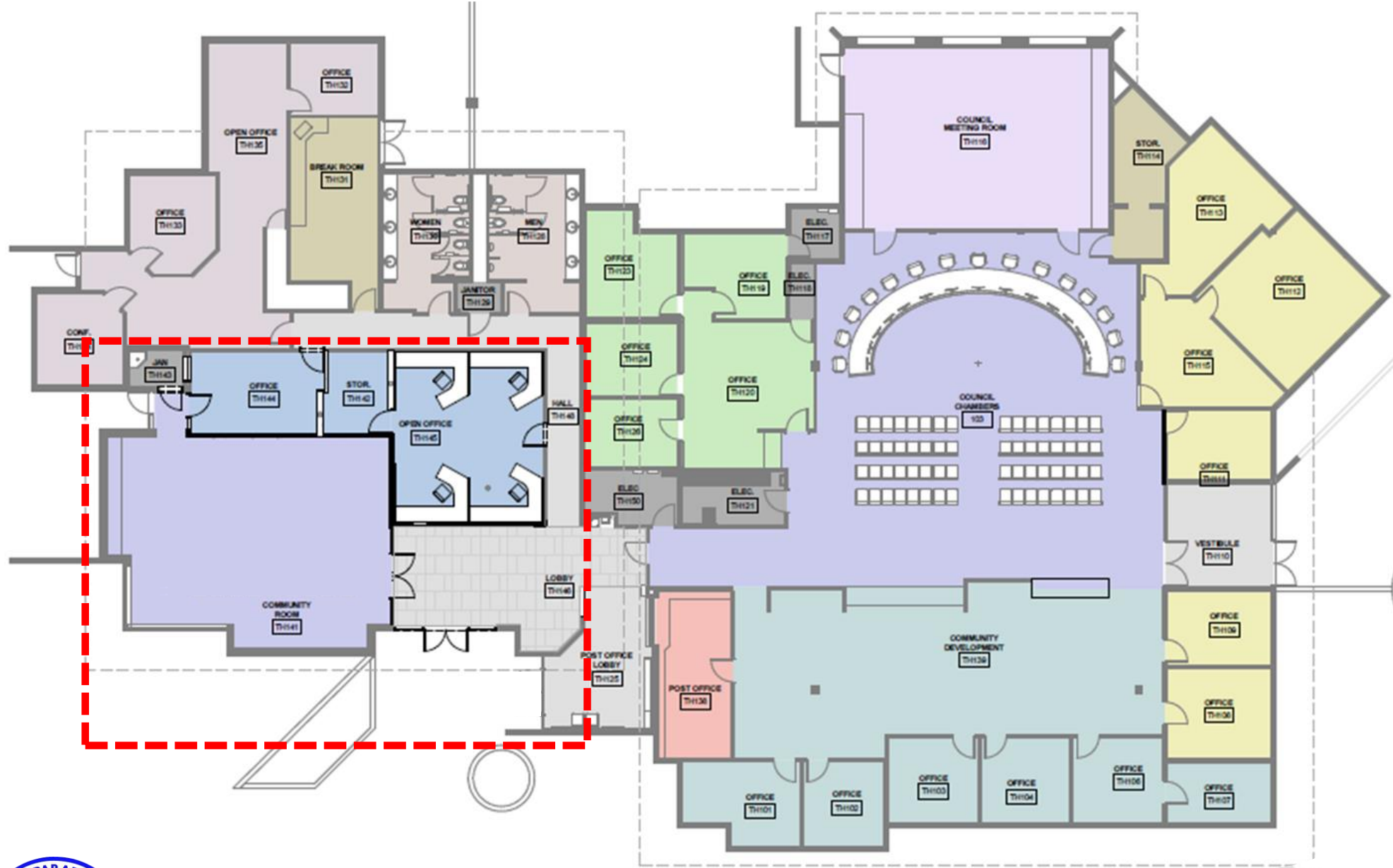
Cost: \$221,000

Option:
\$15,000 Air Handler ■



Proposed Floor Plan “IT Offices + New Entry”

Community Room
1,030 SF



Proposed Floor Plan “IT Offices + New Entry”

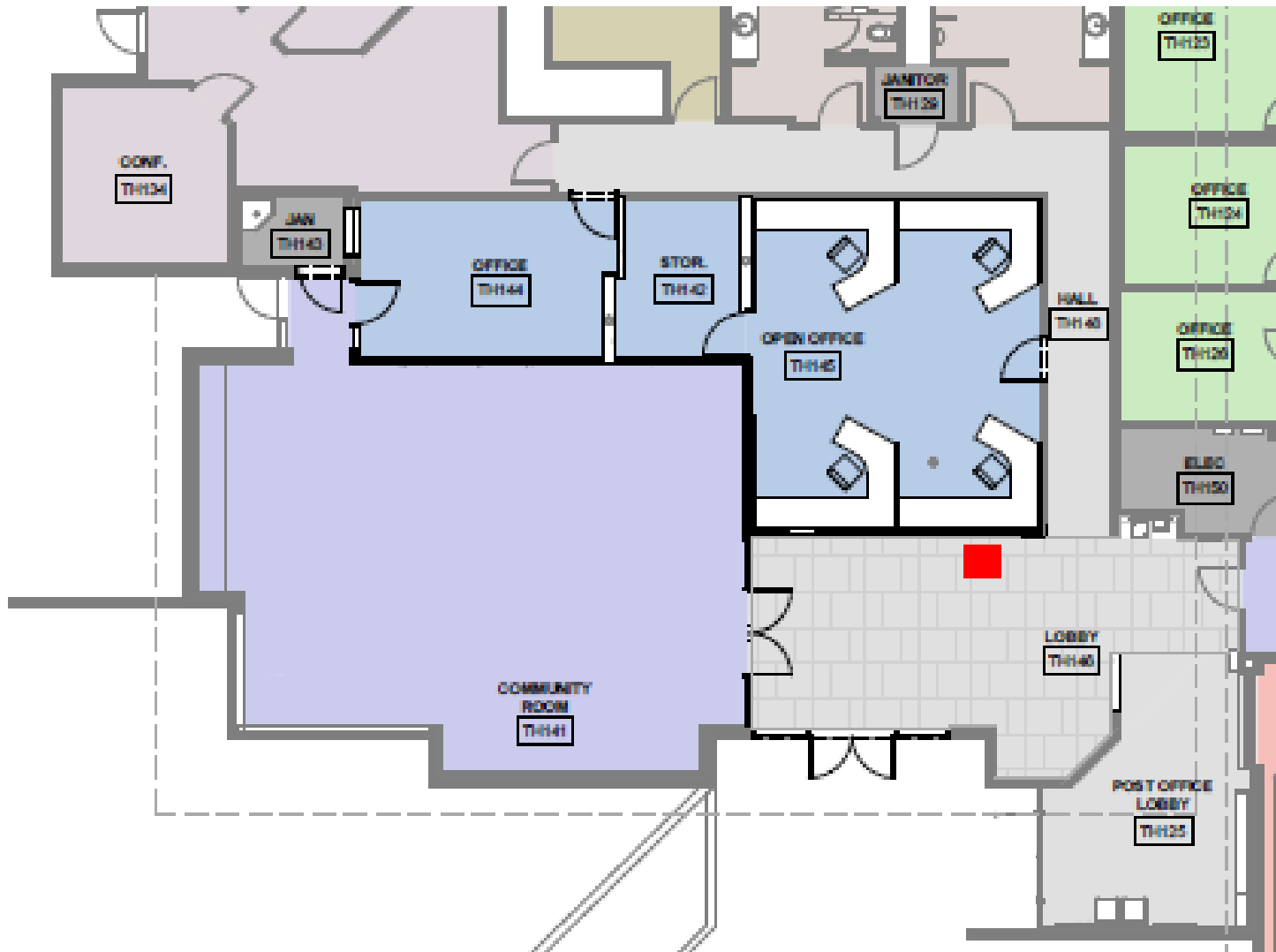
Features:

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

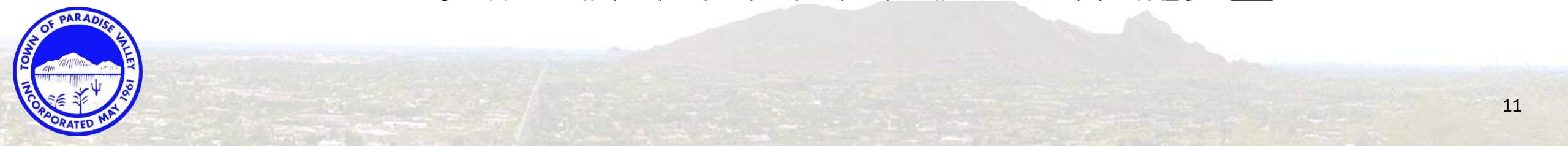
Cost: \$337,000

Option:

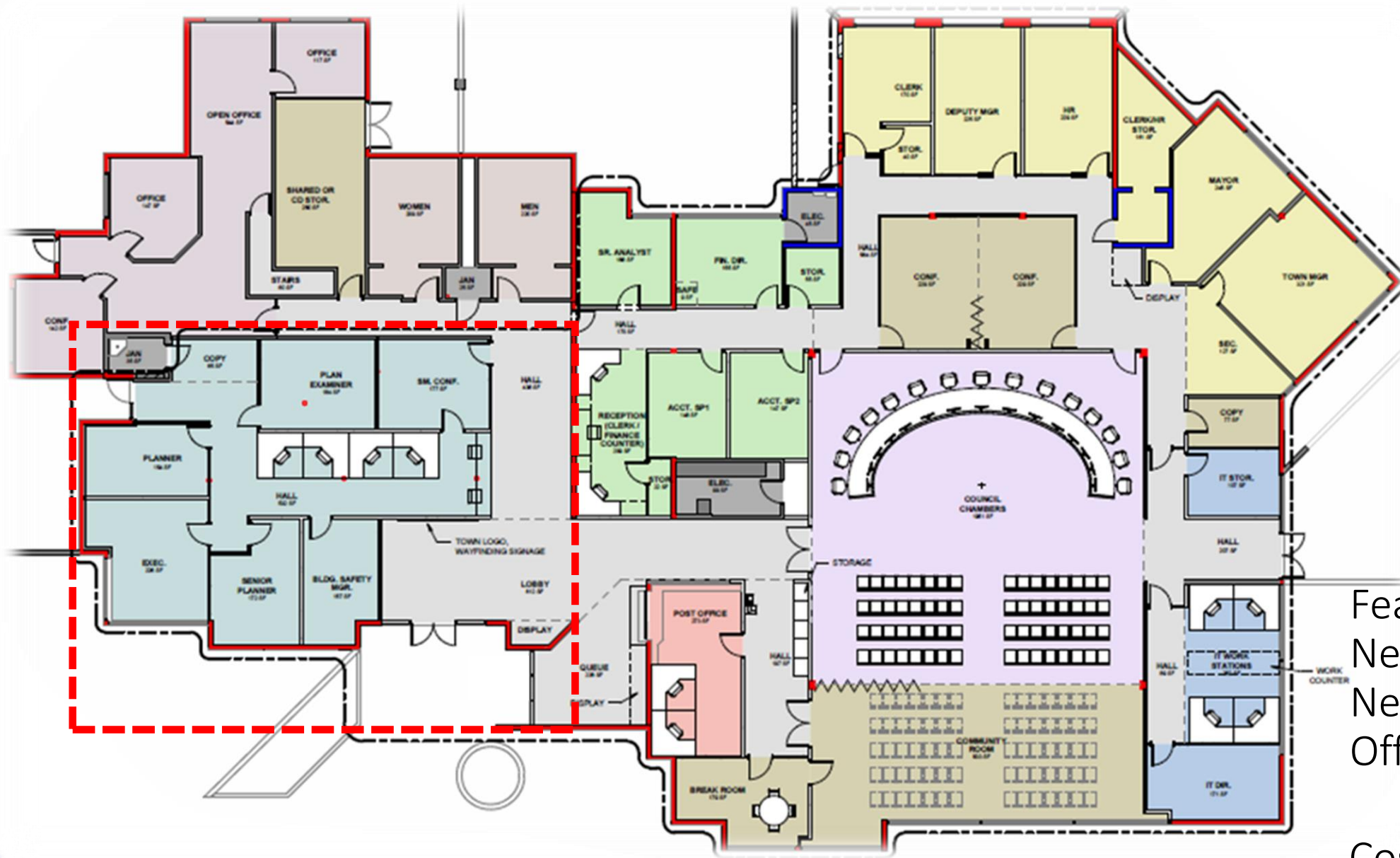
\$15,000 Air Handler ■



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



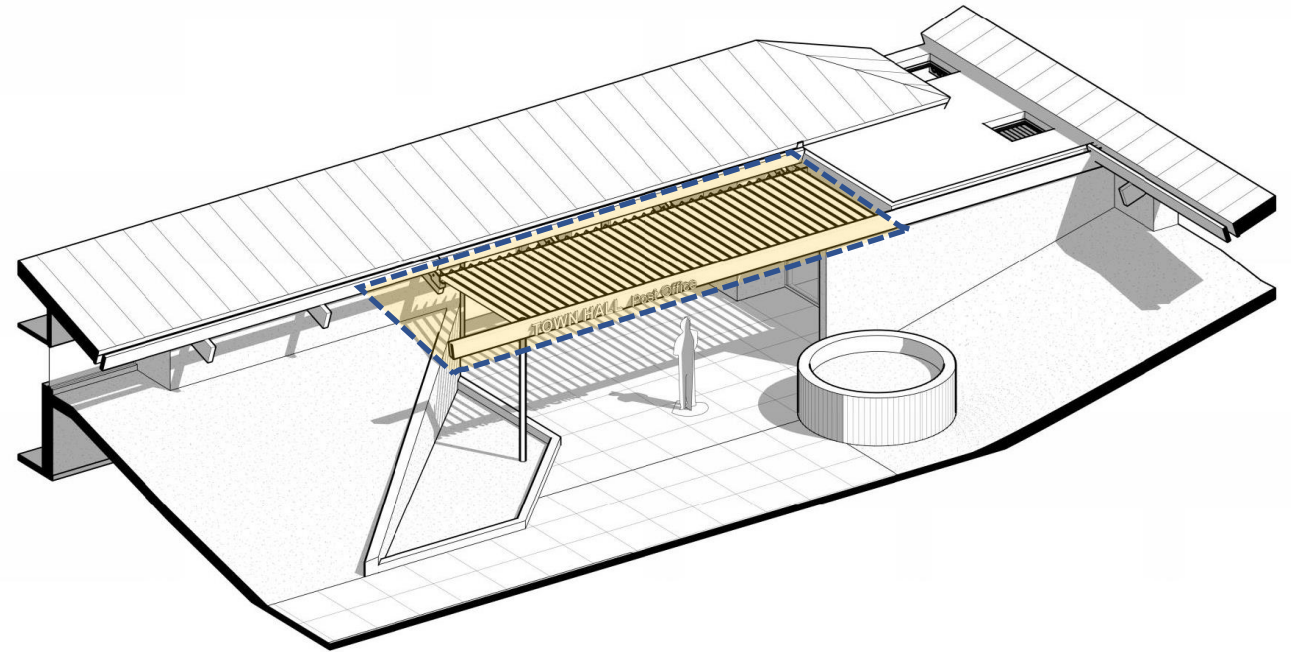
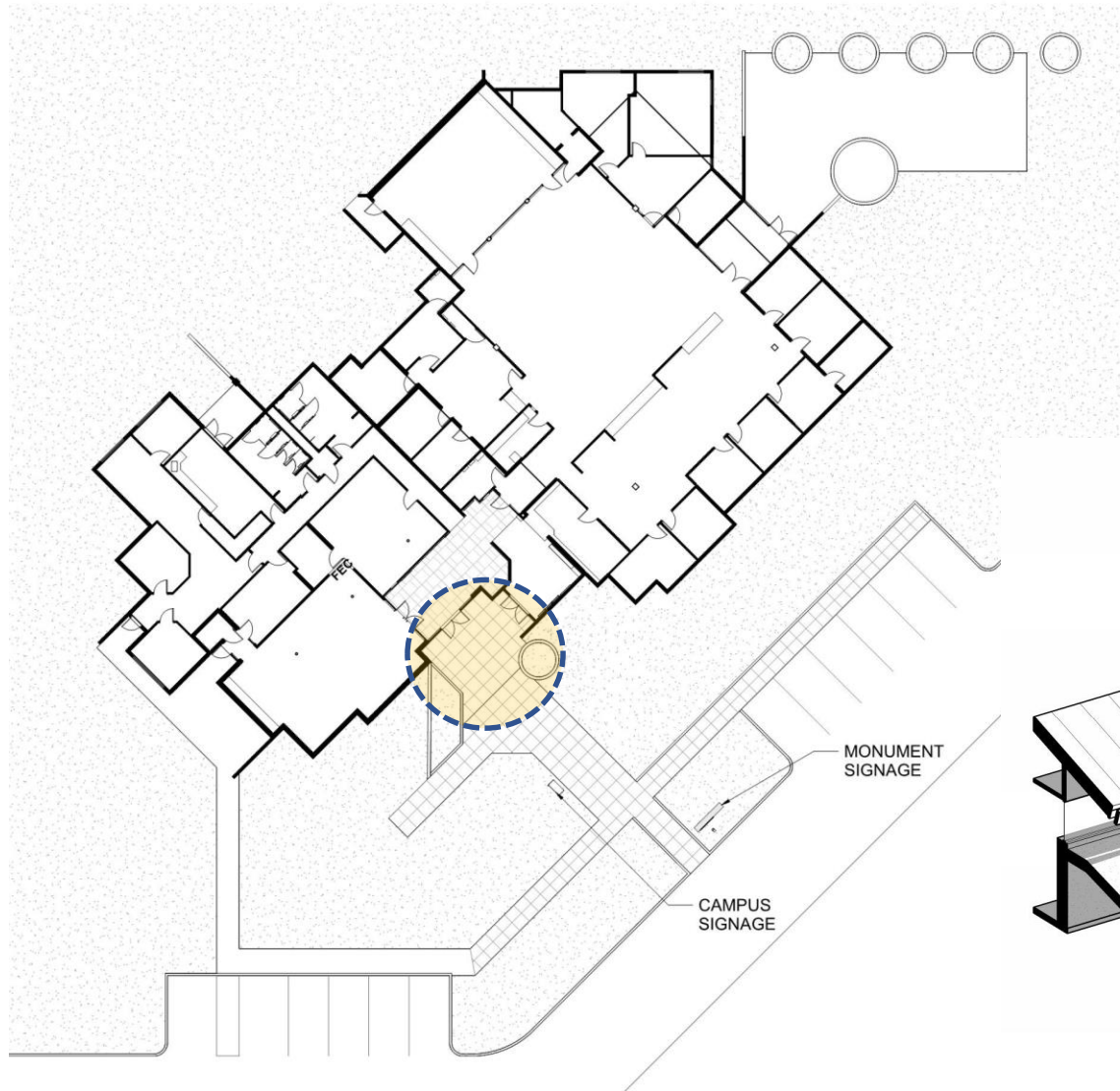
Option

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 |

